



Connells

Willow Court Harbury Lane
Heathcote Warwick



Property Description

Located within Heathcote Park - Residential Park Homes for over 50s. A lovely and charming detached home, being sold with no chain is available for sale. The property has been lovingly maintained and would make a perfect choice for anyone looking for a peaceful living space.

Entrance Hallway

Welcoming entrance hallway having a built-in cloaks cupboard, a radiator and doors to all rooms.

Lounge Area

16' 8" x 11' 2" (5.08m x 3.40m)

Spacious, light and airy lounge comprising a radiator, double glazed windows to front and side elevations and an archway leading to the dining area.

Dining Area

9' 1" x 8' 8" (2.77m x 2.64m)

Having a radiator, a double glazed window to front elevation and a door to the kitchen.

Kitchen

18' 5" x 9' 6" (5.61m x 2.90m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel, one and a half bowl sink and drainer unit. Having an integrated electric oven and gas hob with cooker hood over, a cupboard housing the central heating boiler and space for; a washing machine, tumble dryer, dishwasher and fridge/freezer. Benefitting from two built-in storage cupboards, a breakfast bar and a double glazed window and a door to side elevation.

Bedroom One

10' 5" x 9' 6" (3.17m x 2.90m)

The master bedroom comprising a radiator, a double glazed window to side elevation and doors to the walk-in wardrobe and en-suite shower room.

Dressing area/Walk-In Wardrobe

6' x 4' 5" (1.83m x 1.35m)

Having a radiator, a hanging rail and shelving.

En-Suite Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle and low level W/C. having a radiator and a double glazed window to rear elevation.

Bedroom Two

11' 5" max into wards x 9' 6" (3.48m max into wards x 2.90m)

Double bedroom having fitted wardrobes, drawers and over head storage and a double glazed window to side elevation.

Bedroom Three/Study

6' 5" x 5' 5" (1.96m x 1.65m)

Comprising a radiator and a double glazed window to side elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, bath and low level W/C. having a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained wrap around garden being mainly laid to lawn with shrubs, hedged borders and a patio area. With steps leading to the front and rear doors.

Parking

Driveway providing off road parking for two cars.

Agent's Note

The property is suitable for over 50's. The property is leasehold and the current lease length is due to expire in 2038. The property is subject to management costs which are subject to change. The current monthly pitch

fees are £181.75. For further details please contact the Branch.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: Exempt

view this property online connells.co.uk/Property/SPA313696

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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