



Connells

Queensway
Leamington Spa

Queensway Leamington Spa CV31 3LS

for sale shared ownership
£190,000



Property Description

Immaculate two double bedroom second floor apartment located within the sought after development of Queensway Court. Offering spacious accommodation and overlooking gardens the apartment briefly comprises, welcoming entrance hall, modern kitchen, lounge dining room with access to the balcony, two double bedrooms and a wet room. externally the building benefits from well maintained communal gardens and communal parking to the front and rear.

Queensway Court provides a wide array of communal facilities to suit every lifestyle. This includes a restaurant, bar, terrace, hairdressers, communal reception rooms, laundry etc. The development also provides an on-site manager, assisted living and additional care and assistance packages if needed. In addition there are further local amenities within easy reach including Aldi and the Leamington Spa Shire's retail park with a range of shops including M&S food hall and coffee shops.

Communal Entrance

Well-maintained, communal entrance hallway, with access to site facilities such as the hairdressers and cafe. Lifts leading to first floor.

Entrance Hallway

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

Lounge/Dining

11' 3" x 16' (3.43m x 4.88m)

Spacious, light and airy lounge/dining. Comprising an electric radiator and a sliding door to the balcony which overlooks the communal gardens.

Kitchen

7' 2" x 11' 3" (2.18m x 3.43m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an eye-level electric oven, electric hob with cooker hood over and an integrated fridge/freezer. With a double glazed window to front elevation.



Bedroom One

16' 3" x 9' 9" (4.95m x 2.97m)

Generously sized double bedroom having an electric radiator and a double glazed window to rear elevation.

Bedroom Two

11' 9" max into door recess x 9' 11" (3.58m max into door recess x 3.02m)

Double bedroom having an electric radiator and a double glazed window to rear elevation.

Wet Room

Fitted with a three piece suite comprising a wash hand basin, an electric shower walk in shower, low level W/C, a shaver point, electric radiator and an extractor fan.

Parking

Communal parking to front and rear.

Lease Details

The property is being sold at a 99% share as part of the shared ownership scheme.

The lease term is 125 years from 4th August 2014. The property is subject to monthly management costs which are;

Rent £9.40

Service charge £292.97

Heating charge £113.23

Water charge £10.11

Ground rent £12.50

Care charge £48.36

Activity charge £0.00

Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.

As of March 2025 our seller has advised the following improvements/works have been carried out;

-New laundry washing and drying machines;

-Building Information Modelling (phase 1) completed;

-A new heating servicing and repairs contractor has been appointed (from 31st March 2025).

-The sprinkler system has been checked and inspected;

-Front doors have been checked and re-sealed where necessary.

-A roof survey was carried out in December 2024

-Hatch installations in ceilings

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames 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

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313834

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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