



**Connells**

Queensway Court Queensway  
Leamington Spa



### Property Description

This well-proportioned first floor, two double bedroom apartment is offered on a 70% shared ownership basis (can staircase up to 99%) and is situated within a popular and well-maintained residential development for the over 55s.

The property is accessed via a communal entrance hallway with both stairs and a lift, with the apartment located on the first floor. Internally, the accommodation begins with a spacious entrance hallway, providing a welcoming first impression and excellent circulation space. The bright and comfortable lounge features a Juliet balcony and opens seamlessly into the fitted kitchen, creating a sociable living area. To the opposite side of the apartment are two generous double bedrooms, both offering ample space for furniture, along with a large wet room designed for ease of use and accessibility.

Further benefits include the property being sold with no onward chain, making it an ideal opportunity for those seeking a smooth and straightforward purchase within a desirable retirement development.

### Communal Entrance

Communal entrance hallway with access to site facilities such as a restaurant, library, hairdressers and cafe. Lifts leading to first floor.

### Entrance Hallway

Spacious hallway with doors leading to bedrooms, wet room and living area, there is also a storage cupboard.

### Lounge Area

15' 8" max x 11' 11" max ( 4.78m max x 3.63m max )

Spacious, light and airy lounge consisting of a door leading to the Juliet balcony and open access to the kitchen.

### Kitchen Area

7' 4" max x 11' 1" max ( 2.24m max x 3.38m max )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven, electric hob with cooker hood over, a washing machine and an integrated fridge/freezer.

## Bedroom One

16' 2" max x 9' 8" max ( 4.93m max x 2.95m max )

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

## Bedroom Two

9' 5" max x 9' 7" min ( 2.87m max x 2.92m min )

Double bedroom with an electric radiator and a double glazed window to front elevation.

## Wet Room

Fitted with a wash hand basin, an electric walk in shower, low level W/c, and a radiator.

## Parking

Communal parking to front and rear.

## Lease Information

The property is being sold at a 70% share as part of the shared ownership scheme.

The monthly rent charge on the remaining 30% share is £299.90. Orbit Housing Association have confirmed staircasing is available up to a max of 99%.

The lease term is 125 years from 4th August 2014. The property is subject to monthly management costs which are a service charge of £292.97, a heating charge of £114.25, a water charge of £10.11, ground rent and a care charge of £48.36. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.

## Facilities

This thoughtfully designed development offers a warm, supportive, and vibrant lifestyle, with unique onsite care available 24 hours a day and full care packages tailored to individual needs. Residents can enjoy a wide range of daily activities that encourage socialising, wellbeing, and community spirit.

The development features a welcoming café and restaurant, a hairdresser, and a fully licensed bar, providing plenty of opportunities to relax and connect with others. A function room with TV is available for events, gatherings, and entertainment, while an onsite shop adds everyday convenience.

Numerous comfortable seating areas are scattered throughout the development, creating peaceful spaces to unwind. Additional amenities include community gardens, laundry rooms, lifts for easy access, and ample car parking, ensuring both comfort and practicality for residents and visitors alike.









Total floor area 68.3 m<sup>2</sup> (736 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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7-8 Euston Place  
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EPC Rating: B  
 Council Tax  
 Band: C

Service Charge:  
 3515.64

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314913](http://connells.co.uk/Property/SPA314913)**

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.

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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