



## 74 Queensway Court

Leamington Spa **CV31 3LQ**

Guide Price £199,950



# 74 Queensway Court

Being offered for sale with the benefit of no onward chain, this purpose built first floor retirement apartment is the former show flat at the Queensway Court development and offers particularly spacious and well proportioned two bed roomed accommodation with community central heating and double glazing. The principal rooms of the apartment afford an attractive outlook over the central quadrangle communal garden and the monthly service charge at Queensway Court also includes all energy and water charges leaving just council tax to pay. Furthermore, Queensway Court benefits from an exceptional range of communal amenities including gardens, parking, café and restaurant, guest and laundry facilities, hairdressing salon, care package options via Orbit Extra Care and wide ranging social events and meetings.

## LOCATION

Queensway Court lies off Queensway itself a short distance south of central Leamington Spa and being close to the newly built Aldi supermarket, along with further supermarket and shopping facilities on The Shires Retail Park. Town centre facilities are also easily accessible, there being good local road links available out of the town including those to neighbouring towns and centres and the Midland motorway network. Leamington Spa railway station is also conveniently close at hand providing regular rail links to many destinations.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE AREA

From which access is gained to many of the communal facilities available at Queensway Court and with stair and lift access ascending to:-

### FIRST FLOOR LEVEL

Where a private entrance door gives access to the apartment itself and:-

### LARGE RECEPTION HALLWAY

With door to spacious and useful walk-in storage cupboard with wall mounted communal air filtration system, central heating radiator and doors giving access to:-

### LOUNGE/DINING ROOM

4.83m x 3.43m (15'10" x 11'3")

With double glazed door and window alongside opening to balustraded Juliet balcony, chrome electrical fittings, entry telephone, central heating radiator and through access to:-

### KITCHEN

3.43m x 2.24m (11'3" x 7'4")

Being attractively and comprehensively equipped with a range of panelled style units featuring brushed chrome door furniture and comprising a comprehensive range of base cupboards and drawers complimented by coordinating wall cabinets, slate effect worktops with tiled splashbacks and stainless steel sink unit with mixer tap, integrated appliances comprising inset stainless steel electric hob with fitted filter hood over, integrated electric oven having cupboards above and below,

integrated upright fridge/freezer, chrome electrical fittings and wood strip effect flooring.

### BEDROOM ONE

4.45m x 3.45m (14'7" x 11'4")

With large double glazed picture window, central heating radiator and chrome electrical fittings.

### BEDROOM TWO

3.56m x 2.51m (11'8" x 8'3")

With double glazed window, central heating radiator and chrome electrical fittings.

### SHOWER / WET ROOM

2.36m x 2.21m (7'9" x 7'3")

A spacious room with automatic lights, shower area with fitted shower unit and soakaway allowing disabled/wheelchair access, low level WC, wall mounted wash hand basin with mixer tap and light over, mirrored wall cabinet and central heating radiator.

### OUTSIDE

### COMMUNAL GARDENS

Apartment number 74 is one of numerous apartments that are grouped around a central quadrangle style communal garden being

## Features

First Floor Retirement Apartment

Spacious Former Show Apartment

Generous Lounge/Dining Room with Juliet Balcony

Fitted Kitchen with Appliances

Two Good Bedrooms

Shower / Wet Room

Communal Parking and Gardens

Excellent Communal Facilities

No Chain







# Floorplan

Internal Living Area 648 sq ft / 60.21m2

## FIRST FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

Tenure  
Leasehold

Fixtures & Fittings

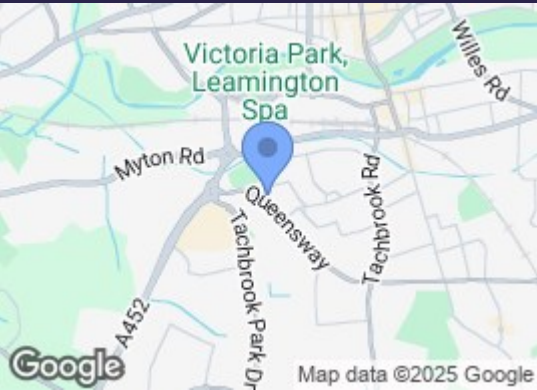
## Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band C - Warwick District Council



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 87                      | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Contact us

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## Visit us

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