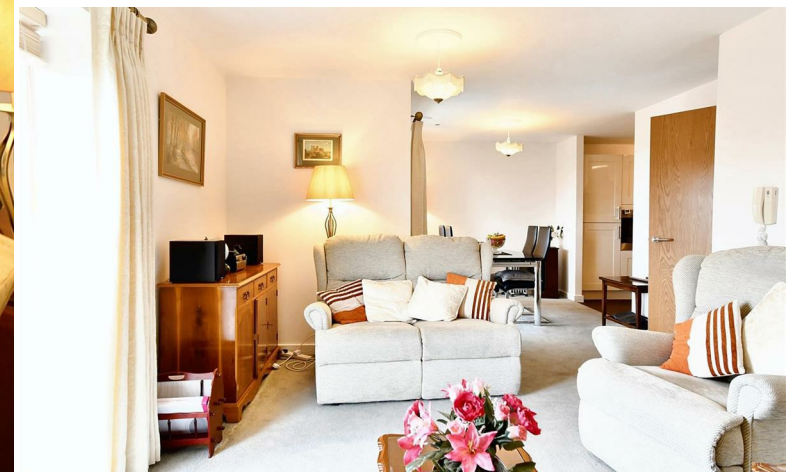


ehB
RESIDENTIAL

Your Property - Our Business



120, Queensway Court, Queensway, Leamington Spa



A rare opportunity to acquire a two double bedded second floor purpose built retirement apartment of the 'Kenilworth' design, which is slightly larger than average and well positioned in the development. Price is based on 99% Share.

Queensway Court

Is a successful retirement development comprising 178 apartments of varying sizes, specifically designed for those over 55 and incorporates an extensive array of communal facilities to include a restaurant, terrace, activity rooms, laundry, hairdressers and café. The development is thoughtfully designed specifically for the retired market and also provides the possibilities of assisted living with on-site manager with additional care packages available separately.

Briefly Comprising:

Private entrance hallway, store cupboard, larger than average living/dining room with patio doors onto large covered balcony, semi open plan kitchen off. Master bedroom with fitted wardrobes and free-standing furniture

included, second double bedroom comprehensively and currently fitted out as a dressing room/bedroom with a range of fitted wardrobes and cupboards. Shower room/wet room, heating, and mechanical ventilation heat recovery system, balcony. NO CHAIN.

The Property

Is approached via a communal entrance hallway and reception with stairs and lifts leading to communal second floor. The property is approached then via a covered walkway which leads out overlooking the attractive landscaped communal gardens below.

Private Reception Hallway

With radiator, access to all accommodation, pull cord facility. A cupboard containing mechanical ventilation heat recovery system and useful shelved storage.

Living/Dining Room

25'5" overall x 11'3" (7.75m overall x 3.43m)
Reducing to 8'5" in Dining Area

Living Area

With twin light points to ceiling, double glazed full height window, fitted reconstituted stone polished fireplace with hearth, inset electric fire, radiator, entry phone point.

Dining Area

Featuring double glazed windows and doors to covered balcony and broad square opening to semi open plan fitted kitchen.

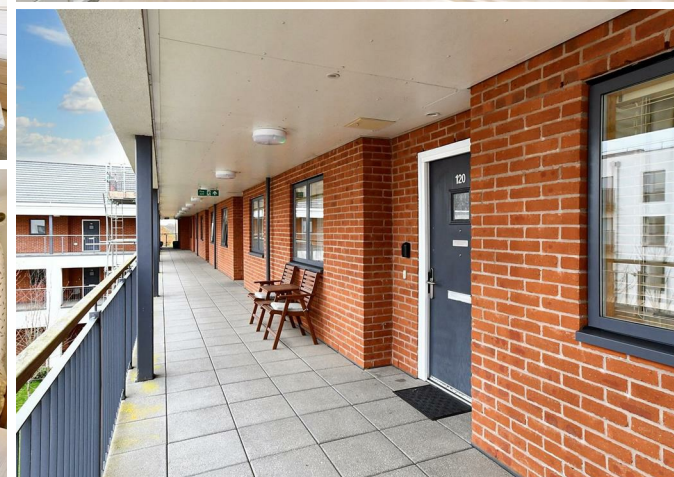
Balcony

Large covered, recessed balcony with metal and wooden railings to the front, paved floor and outside light point. Offering a lovely place to sit and enjoy the open aspect to the rear, whilst being covered in the main from the elements.

Kitchen

8'10" x 9' (2.69m x 2.74m)

With a range of high gloss shaker style matching wall and base units with wood block look working surface over and splashback tiling, one and a half



bowl sink drainer unit, inset four point Bosch Ceran electric hob with Zanussi stainless filter hood over and Zanussi side open oven, concealed Electrolux fridge and freezer.

Bedroom One

9'8" inc fitted w'robes x 14'8" (2.95m inc fitted w'robes x 4.47m)
With double glazed window, fitted wardrobe with hanging and shelf, radiator, large 8 drawer freestanding unit and additional 6 drawer unit included in the sale along side the two bedside tables.

Bedroom Two

8'11" x 10'3" inc fitted w'robes (2.72m x 3.12m inc fitted w'robes)
With double glazed window, radiator, comprehensive range of wardrobes with a variety of hanging and shelved storage areas included in the sale alongside a freestanding drawer unit. Note: This area provides excellent storage and is fitted to a high standard, however some of the wardrobe space could be removed to create more floor space should a buyer require that.

Shower Room/Wet Room

12' x 6'4" (3.66m x 1.93m)

With shower area with integrated wet room style floor, low level WC with concealed cistern and semi pedestal wall hung wash hand basin with mirrored recess and downlighter points behind, emergency pull cord and radiator.

Outside

Queensway Court is set in its own grounds and gardens. Throughout the development are a number of communal garden spaces. This particular property enjoys overlooking the largest and most impressive of the communal landscaped gardens. There are three communal first come first served car parking areas, one to the front and one to the rear of the building providing some parking facilities.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 116 years remaining of a 125 year lease (04/08/2014), service charge is £487.69 per month (to include: Water Charge, Heating Charge, Care Charge & Activity Charge). Please verify this information with your legal advisers. Further details upon request.

Council Tax

Council Tax Band C.

Services

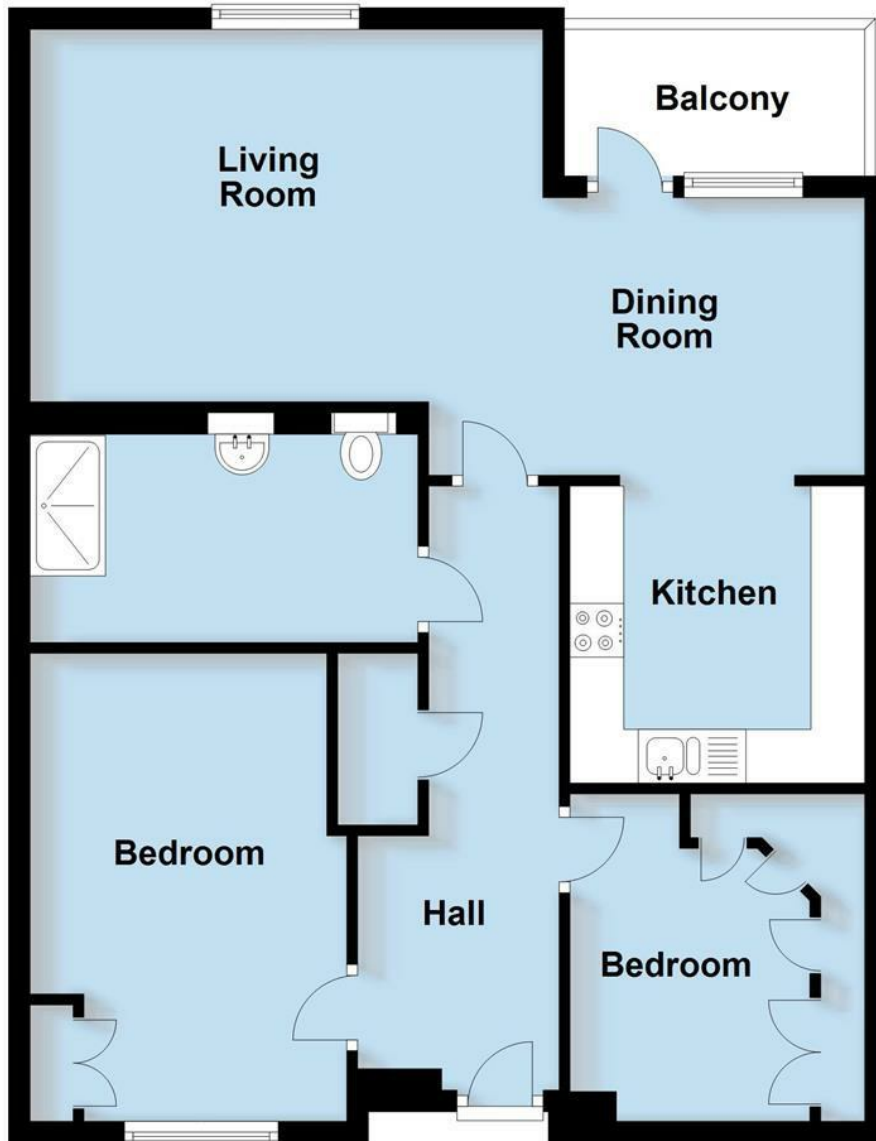
All mains services are understood to be connected to the property with the exception of gas. Heating is provided via a communal system the cost of which is integrated into the Service Charge. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Queensway Court
Queensway
Leamington Spa
CV31 3LS

Second Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



Total area: approx. 73.4 sq. metres (789.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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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	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL