



15 JACKWOOD GREEN

BEDWORTH, CV12 0PB

£140,000
LEASEHOLD

*** A SUPERB TWO BEDROOM RETIREMENT PROPERTY LOCATED IN BEDE VILLAGE ***
Offering modern fitted kitchen, spacious living room, two bedrooms, over looking bowling green, with excellent on site facilities. Double glazed, electric heated. No upward chain. Vacant possession.



fosterlewis&co
residential property services

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- Two bedroom ground floor apartment
- Sought after Bede Village
- Property overlooking bowling Green
- Excellent on site facilities
- Purpose built over 55's village environment
- Car parking space applicable to property
- Patio area
- On site staff 24 hours a day
- Comprehensive Activity Schedule
- No upward / Vacant possession



Foster Lewis and Co are delighted to offer for sale this delightful ground floor apartment located within the highly sought after Bede Village.

We are pleased to offer for resale this south facing two-bedroom apartment with views across the mature grounds and bowling green. This apartment is in a desirable location within the retirement with easy access to the restaurant, bar, reception, outdoor seating areas and bowling green.

Our village apartments offer living for those who are keen to maintain their own independence. This well-presented bright 2-bedroom Apartment has views over Bede's beautiful grounds and bowling green. The accommodation comprises of a living/dining room, kitchen, two bedrooms and a bathroom with shower.

Key Features:

- Stylish two bedroom, ground floor apartment
- Fitted kitchen with integrated appliances including oven, hob, fridge/freezer and washing machine
- Bedroom 2 with French doors leading to own patio area
- Spacious main bedroom with fitted wardrobes
- Outstanding on-site facilities including onsite restaurant and hair salon and bowling green
- Centred around community & wellbeing

- Beautifully Manicured Gardens & Bowling Green
- Allocated parking space for one car
- Shower room with walk-in shower and fitted sanitary ware
- Well stocked flower borders and lawns maintained by the Village Gardeners
- Building insurance
- 24 hours emergency call system offering peace of mind
- Council Tax Banding D

Leasehold

Viewings – only through Foster Lewis and Co head office on 02476 592929

Money laundering Act – intended 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.
Council Tax – Band D

Tenure – the vendor has confirmed verbally to us that the property is Leasehold but you should check this with your legal advisor before exchanging contracts.

Description – measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another.

Consent – we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this

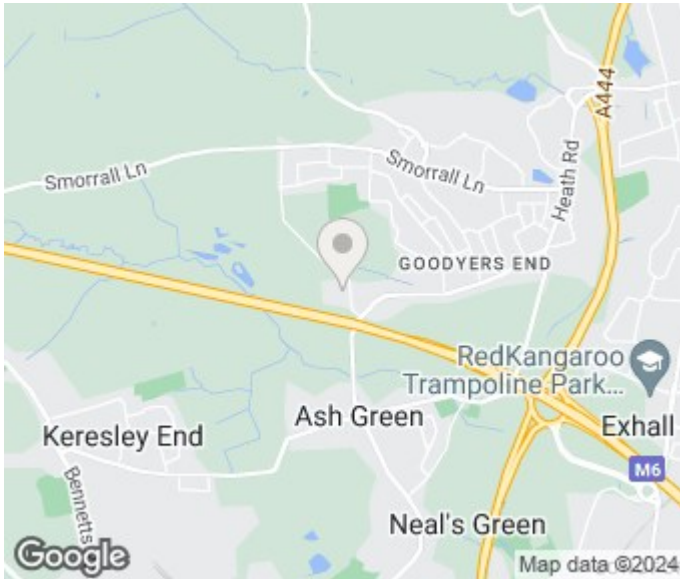
property should be checked by your legal advisor before exchanging contracts.


Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 72 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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