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**1 Bedroom Flat - Retirement**  
**located on Bede Villiage, Hospital**  
**Lane, Bedworth**  
**£99,950**

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**\*\*NO UPWARD CHAIN - WELL PRESENTED ONE BEDROOM  
FIRST FLOOR FLAT - OVER 55s RETIREMENT VILLAGE\*\***

Located within the highly sought-after over 55s BUPA retirement community of Bede Village in Bedworth, this well-presented one-bedroom first-floor apartment offers comfortable, low-maintenance living with beautiful countryside views. The property features a generously sized living room, enhanced by French doors opening onto a Juliet balcony, allowing natural light to flood the space while offering delightful views across the village. The thoughtfully designed kitchen provides built-in units and worktops, all positioned for ease of use and accessibility. The bedroom is a bright and spacious double, complete with a built-in wardrobe, offering both practicality and flexibility. Adjacent to the bedroom is a well-proportioned walk-in shower room, fitted with non-slip flooring for added safety and convenience.

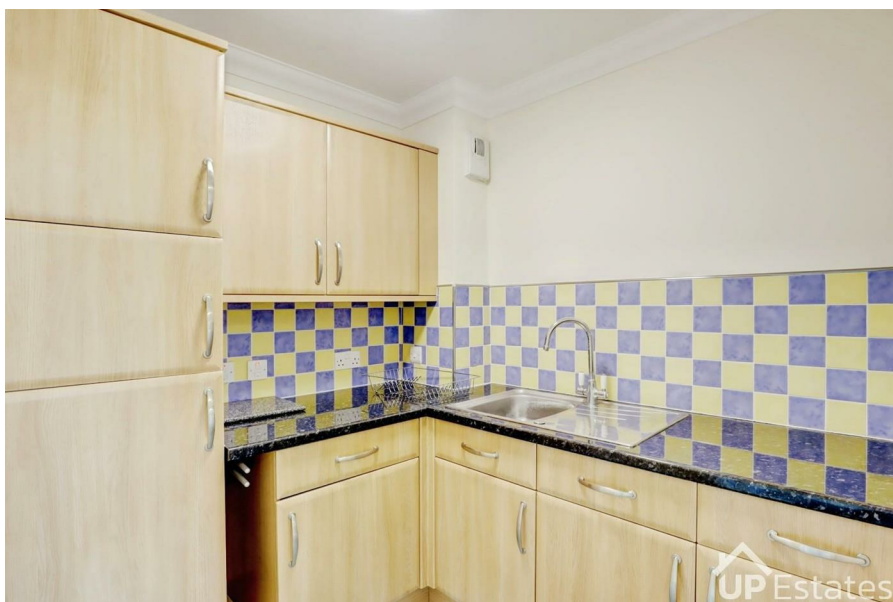
Externally, residents can enjoy beautifully maintained communal gardens, perfect for relaxing walks or unwinding in the warmer months, with dedicated seating areas throughout. Bede Village offers an exceptional lifestyle with a wide range of on-site facilities including a restaurant, bar, hair salon, bowling green, and shop. A comprehensive lifestyle package is available, providing utilities, housekeeping, and meal options, alongside a vibrant calendar of activities and day trips. With 24-hour on-site staff and a pet-friendly policy, this development ensures both comfort and peace of mind.

The property is leasehold with approximately 108 years remaining, a service charge of £132.55 per week, and an annual ground rent of £250.



**£99,950**

- NO UPWARD CHAIN
- ONE BEDROOM OVER 55s RETIREMENT FLAT WITH VILLAGE AND COUNTRYSIDE VIEWS
- SPACIOUS LIVING ROOM WITH FRENCH DOORS AND JULIET BALCONY
- BRIGHT DOUBLE BEDROOM WITH BUILT IN WARDROBES
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS WITH SEATING AREAS
- ON-SITE FACILITIES INCLUDING RESTAURANT, BAR, HAIR SALON, SHOP AND BOWLING GREEN
- REGULAR SOCIAL ACTIVITIES AND DAY TRIPS
- LEASEHOLD - APPROX 108 YEARS REMAINING
- SERVICE CHARGE - £132.55 PER WEEK, GROUND RENT £250 PER ANNUM





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended

as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

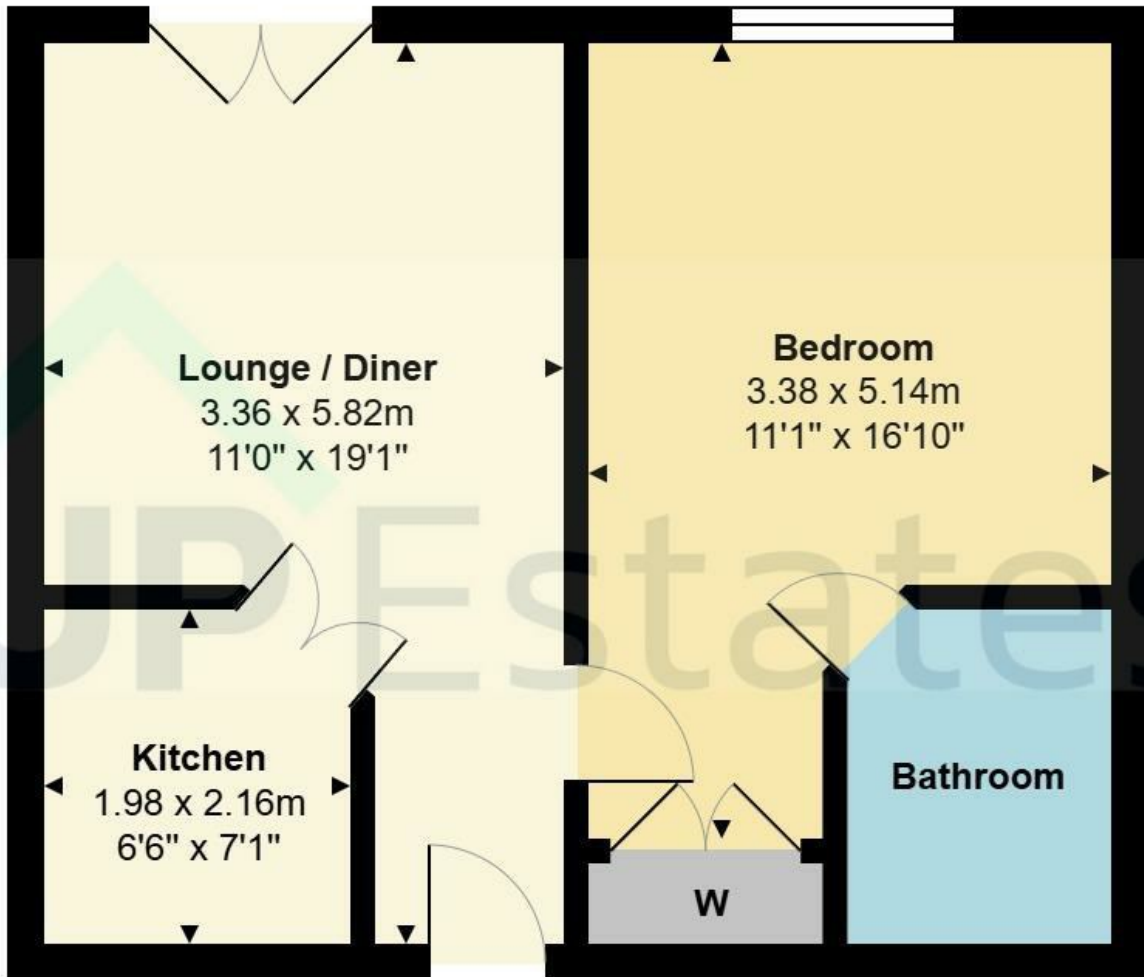
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Bede Villiage, Hospital Lane, Bedworth





Total Area: 40.2 m<sup>2</sup> ... 432 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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