



## QUEENSWAY, TOWN CENTRE

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SALES & LETTINGS





A spacious one bedroom, third floor apartment with 80% shared ownership in the 2015 Queensway Court development for the over 55's and offers a good lifestyle, care facilities available as and when they are required and the apartment is wheelchair friendly throughout with a lift. the apartment has a large entrance hall, lounge/dining area with a balcony, kitchen, wet room and two bedrooms.



The development hosts a whole array of communal services such as; restaurant, lounge, Queens bar on site as well as an activity room, hair salon, spa room, laundry room, Motability storage, landscaped gardens, coffee shop and a guest suite for visiting relatives. It is double glazed throughout and has a air purifying / ventilation system. situated close to The Shires Shopping Park and around a mile from the train station.

It's in the details...

#### Reception

Automatic doors lead into the large entrance with comfy seating, restaurant, lounge, Queens bar on site as well as an activity room, hair salon, spa room, laundry room, coffee shop and a guest suite for visiting relatives. Communal gardens.



Lift to the third floor

#### Corridor

Down the bottom of the corridor pretty much on its own with no side neighbours. Is the entrance to number 162.

#### Hallway

A veneered door leads into the central hallway, which are near doors through to the lounge/diner, bedroom and bathroom. There is a door to the storage cupboard. There is a radiator and an emergency alarm pull cord.

#### Lounge Diner

Space with plenty of light which has a square opening through the kitchen and double glazed windows and door to the balcony. There is the intercom and a radiator.



#### Balcony

Balcony has railings. A great space for a small bistro table.

#### Kitchen

Fitted with off-white gloss units, thick chrome handles, which includes a fitted oven, space of plumbing for washing machine, there is a fitted fridge freezer, a four ring electric hob with an extractor over. Contrasting orange/timing, a 1 & 1/2 bowl stainless steel sink with a mixer tap & drainer and a double glazed window.

#### Bedroom

A spacious door bedroom radiator, dimmer double glazed windows and ample space for bedroom furniture.



#### Wet Room

That is a wet room which has a sink with mixer tap and an electric shaver point, a fixed mirror with downlights and shelving. A concealed cistern toilet and a mains shower. There is an extractor and a radiator.

#### Communal Garden & Parking

There is communal parking available for residents and visitors.

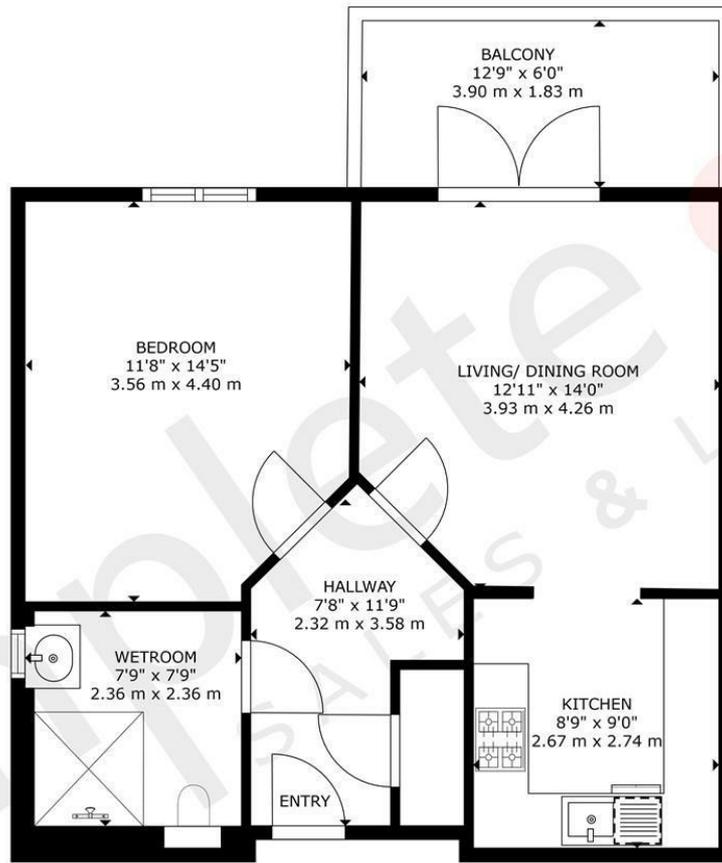
#### Other Information



The property is an 80% shared ownership with orbit.  
Lead sold at 125 years lease from 2015.  
Council tax B.  
Total charge - £592.59  
Which includes the rent element, service charge, heating charge, water charge and care charge.

**Location**  
Queensway Court is conveniently situated to the south of central Leamington Spa and close to Leamington Shopping Park, together with Sainsbury's, Aldi, and Morrisons supermarkets. Leamington Spa railway station is easily accessible, as are excellent local road links to neighbouring towns and centres and the Midland motorway network.





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 571 sq. ft, 53 m<sup>2</sup>  
EXCLUDED AREA: BALCONY: 77 sq. ft, 7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

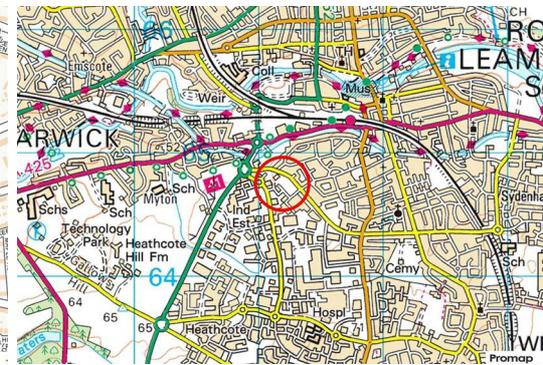
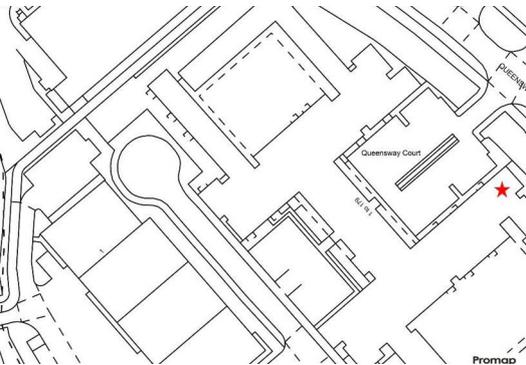
The Leamington Property Expert





- 80% Shared Ownership
- One Bedroom
- Balcony
- Over 55's
- Close To Shires Retail Park

- 3rd Floor Apartment
- Gardens, Restaurant, Coffee Shop & more
- Communal Parking
- No Chain
- Built 2015



## QUEENSWAY, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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