

for sale

shared ownership

£100,000



Queensway Court Queensway Leamington Spa CV31 3LS

70% SHARED OWNERSHIP***RETIREMENT
APARTMENT***EXCLUSIVELY FOR OVER
55s***EXCELLENT ON SITE
FACILITIES***SPACIOUS, WELL PRESENTED
ACCOMMODATION***LIFT TO ALL
FLOORS***PRIVATE
BALCONY***BEAUTIFULLY MAINTAINED
COMMUNAL GARDENS***AMPLE COMMUNAL
PARKING***



Queensway Court Queensway Leamington Spa CV31 3LS

Situated on the second floor of the highly regarded Queensway Court retirement development, this well-presented one bedroom apartment is offered on a 70% shared ownership basis and provides spacious, comfortable accommodation exclusively for the over-55s. The development benefits from a range of excellent on-site facilities, creating a secure, sociable and convenient lifestyle for its residents.

The accommodation comprises a welcoming entrance hallway leading to a generous open-plan lounge and dining room, providing a bright and inviting living space. The modern fitted kitchen is accessed seamlessly from the main living area. The property further benefits from a well-proportioned double bedroom and a well-

maintained shower room.

Externally, residents can enjoy a private balcony, attractive communal gardens and ample communal parking. The development is well managed, offering peace of mind and a strong sense of community.

An excellent opportunity to acquire a spacious retirement apartment in a popular and well-established development. Early viewing is highly recommended to fully appreciate both the accommodation and the lifestyle on offer.



Lease Information

The property is being sold at an 70% share as part of the shared ownership scheme.

The monthly rent charge on the remaining 30% share is £263.21. Orbit Housing Association have confirmed staircasing is available up to a max of 99%.

The lease term is 125 years from 4th August 2014. The property is subject to monthly management costs which is a monthly service charge of £292.97. There is then a personal care charge to cover all the nursing and health staff support of £147.47 per month (this includes all gas/electric/water utilities).

Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.

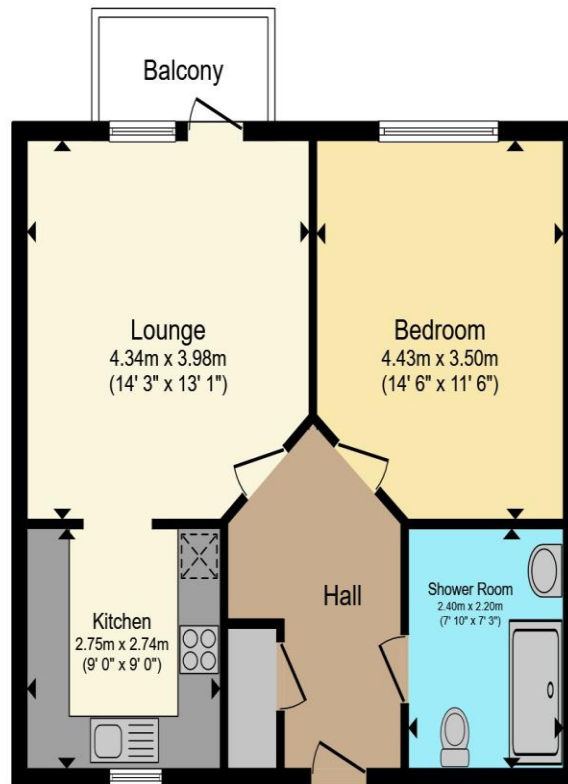
Facilities

This thoughtfully designed development offers a warm, supportive, and vibrant lifestyle, with unique onsite care available 24 hours a day and full care packages tailored to individual needs. Residents can enjoy a wide range of daily activities that encourage socialising, wellbeing, and community spirit.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 54.6 m² (588 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

Property Ref: SPA315605 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3515.64

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SPA315605

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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