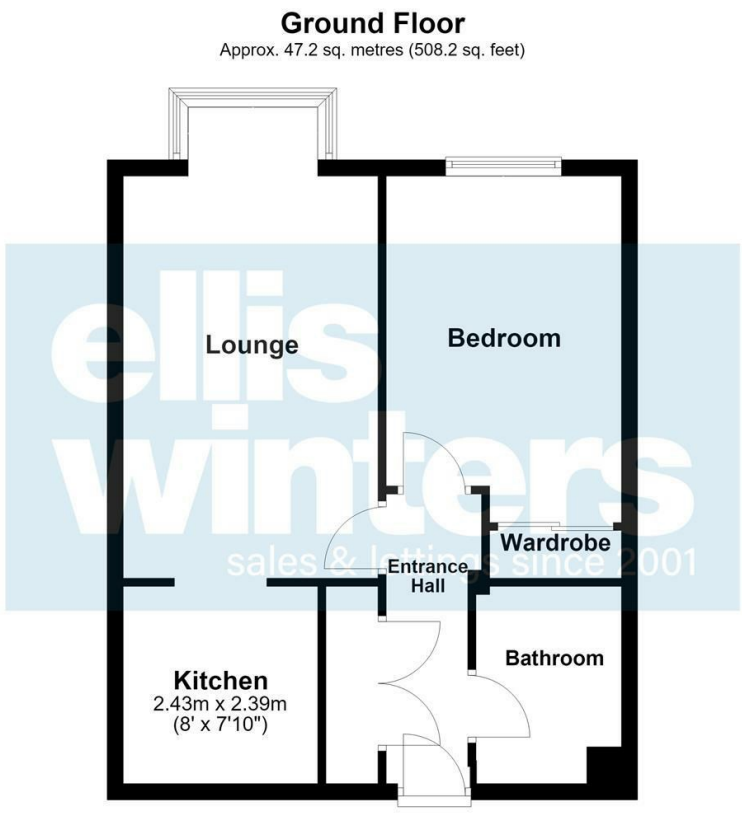

Total area: approx. 47.2 sq. metres (508.2 sq. feet)

Ground Floor

Secured Communal Entrance with Stairs and Lift Leading to First Floor

First Floor

Entrance Hallway

Lounge
5.80m (19'1") max x 3.14m (10'3")

Kitchen
2.43m (8') x 2.39m (7'10")

Bedroom
4.27m (14') max x 2.89m (9'6")

Bathroom

Outside
The property benefits from a well kept communal garden with patio seating area. Ashleigh Court also offers a large communal lounge area for residents, laundry room, hair salon, guest facilities and on site parking. There is a care line alarm system and a Development Manager visits regularly.

Further Information
Tenure: Leasehold
Length of Lease: 99 years from 1st April 1990 – approx. 63 years remain.
Annual Management Charge: Approx. £3368 per annum
Annual Ground Rent: Approx. £226 per annum
Management Company: FirstPort

Council Tax: B
EPC: C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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PROPERTY SUMMARY

A first floor, over 55's apartment, centrally located in the popular village of Warboys and offered with No Onward Chain. Overlooking the communal gardens, the property benefits from a double bedroom finished with a fitted wardrobe, lounge/dining room, kitchen, bathroom and storage. Ashleigh Court development offers a secure communal entrance hallway, lifts to all floors and a generous residents lounge with regular activities being hosted, library and well maintained gardens with patio seating area. There is a visiting development manager, Careline alarm system, Laundry Room, Salon, Guest Room and ample parking on Site. Warboys offers further amenities to include a bakery, chemist, local shop and pub all within walking distance of Ashleigh Court.

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