

Sanders & Sanders

ESTATE AGENTS

PARDOE COURT NEW ROAD STUDLEY

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A very well-presented ground floor retirement apartment being offered with no upward chain, located within the heart of Studley and being newly carpeted. Available to those of an age of 60 years and over and having accommodation to include: Through lounge with Juliet balcony, feature ornate fireplace and panelled glazed double doors. Modern kitchen with built in appliances, double bedroom with built in wardrobe, shower room. Communal lounge, laundry room, gardens, parking area, and an onsite staff member. EPC – B.

Offers over £80,000

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14 Pardoe Court, New Road, Studley, Warwickshire, B80 7SS

Living Room



Kitchen





Bedroom



Shower Room



Communal Resident Lounge



Grounds



Agents Notes

Please note that although we have referred to the apartment as being on the ground floor, the block of apartments are built on an incline. Therefore, the main entrance to the apartment is accessed via the ground floor, however the rooms are elevated, so cannot access the outside from this level.

Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft./metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



Floor Plan
Floor area 45.9 sq.m. (494 sq.ft.)

Total floor area: 45.9 sq.m. (494 sq.ft.)
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 orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Tenure

Leasehold – 125 years from 1 June 2006, 105 years remaining.

**Service Charge is - £3777.68 per annum.
Ground rent - £395 yearly per annum
(this may be subject to change).**

Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.