



94, Queensway Court, Leamington Spa, CV31 3LQ

A well proportioned first floor retirement apartment, providing two bedroomed accommodation in pleasant position within the development overlooking a communal courtyard in this popular south Leamington Spa development. Price based on 99% share.

Price Guide
£175,000



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Queensway Court

Is a successful retirement development comprising 178 apartments of varying sizes, specifically designed for the over 55's. The development incorporates an extensive array of communal facilities including a restaurant, terrace, reception rooms, laundry, hairdressers etc. Thoughtfully designed specifically for the retired market. The development also provides assisted living, an on-site manager with additional care and assistance packages available.

ehB Residential are pleased to offer 94 Queensway Court which is an opportunity to acquire a well proportioned first floor apartment, providing two bedroomed accommodation with well fitted kitchen and wet room, pleasant lounge with balcony overlooking the communal courtyard of note. The agents would suggest internal inspection to be highly recommended with the property being offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

Communal Entrance Hall

With lift, staircase leading to first floor, personal door leading to the...

Private Reception Hall

9'10" x 10'4" (3 x 3.16)

With radiator and boiler cupboard containing mechanical ventilation heat recovery system, panic cord.

Lounge/Dining Room

11'3" x 15'9" (3.45 x 4.82)

With French doors and picture window leading to the balcony overlooking the communal courtyard, radiator, TV point, open to the...



Fitted Kitchen

11'2" x 7'4" (3.41 x 2.25)

With range of base cupboard and drawer units with complimentary rolled edge work surfaces, tiled splashback, matching range of high level cupboards, built in oven and four ring hob unit with extractor hood over, single drainer one and a half bowl stainless steel sink unit with mixer tap, built in fridge freezer, downlighters.

Bedroom One

9'10" x 16'2" (3 x 4.93)

With picture window, vertical blind, radiator.

Bedroom Two

9'9" x 11'8" (2.99 x 3.58)

With vertical blind, radiator.

Wet Room

6'2" x 11'6" (1.88 x 3.51)

Being tiled with integrated shower unit, wash hand basin, mixer tap, low flush WC with concealed cistern, extractor fan.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand

there to be 116 years remaining of a 125 year lease (04/08/2014), service charge is £452.67 per month (to include: Water Charge, Heating Charge, Care charge & Activity charge). Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of gas. Heating is provided via a communal system the cost of which is integrated into the Service Charge. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

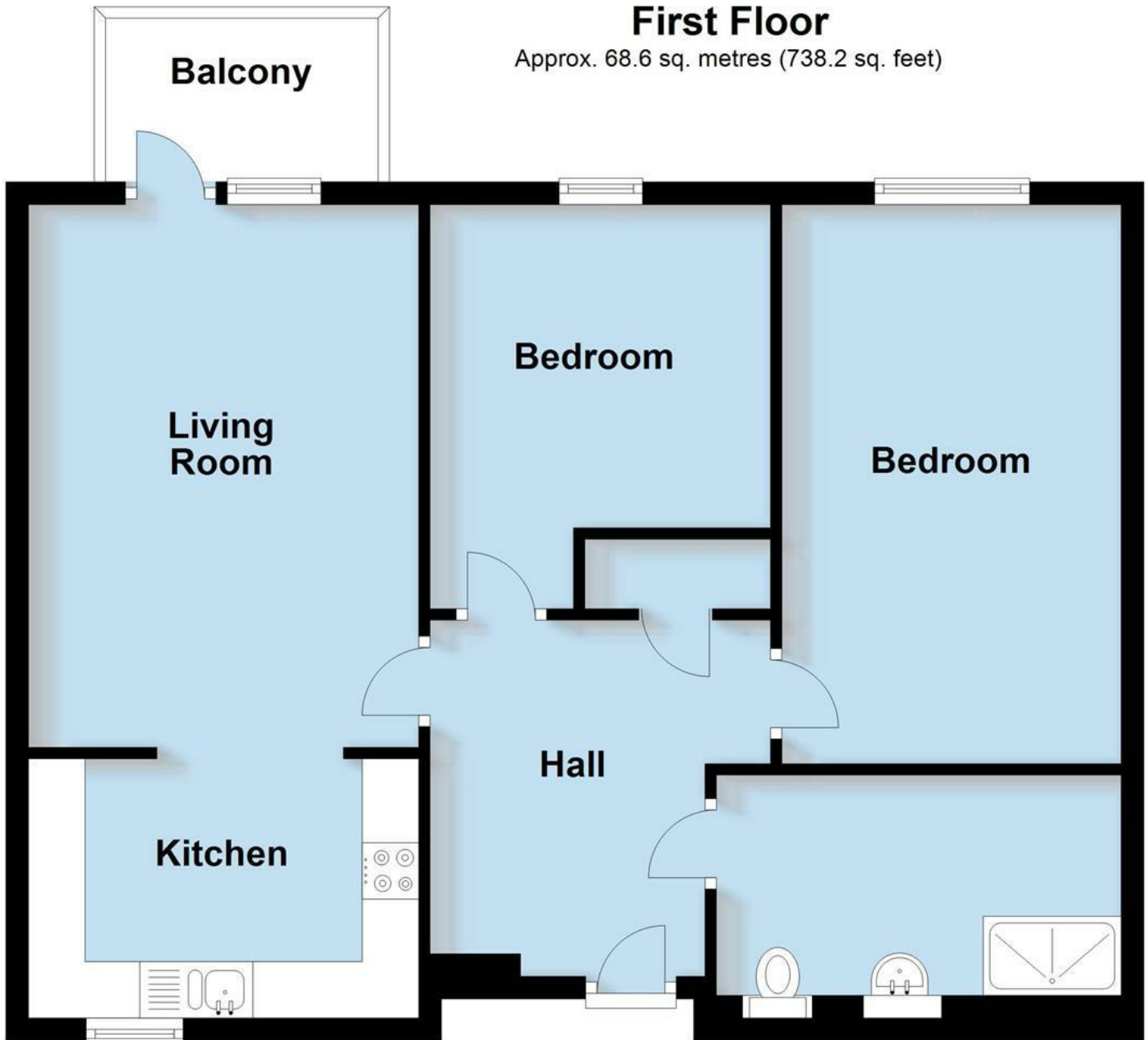
Council Tax Band C.

Location

First Floor
CV31 3LQ

First Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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