Connells

Lakeland House Pickard Street
Warwick

Lakeland House Pickard Street
Warwick CV34 4UU

for sale shared ownership

£85,000

Property Description

A well-presented two-bedroom retirement apartment located on the ground floor in a quiet and established development for the over-55s.

The property offers spacious accommodation including a light and airy lounge diner, a modern kitchen with excellent storage space, one double bedroom with a further single bedroom and a fully tiled shower room with a double shower.

This lovely home provides comfortable and secure retirement living. It boasts gas central heating, double glazing, alarm system and has access to a communal courtyard with outdoor seating and shrubbery.

This two bedroom home is well located for accessing local shops and amenities including Lidl, Tesco superstore, pubs, restaurants and more!

The property is within a short 5 minute drive or 0.6 miles of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is ideal for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. It is also a 15 minute walk to Warwick station!

Entrance Hall

Two cupboards and carpeted flooring.

Lounge Diner

15' 2" x 9' 5" (4.62m x 2.87m)

Window to rear and carpeted flooring.

Kitchen

9' 7" x 9' 4" (2.92m x 2.84m)

Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for appliances, boiler, vinyl flooring and window to front.

Bedroom One

15' 1" x 8' 4" (4.60m x 2.54m)

Window to rear and wardrobes.

Bedroom Two

10' 11" x 6' 7" (3.33m x 2.01m)

Window to rear and carpeted flooring.

Bathroom

New shower, wash hand basin, WC, fully tiled, vinyl flooring and window to front.

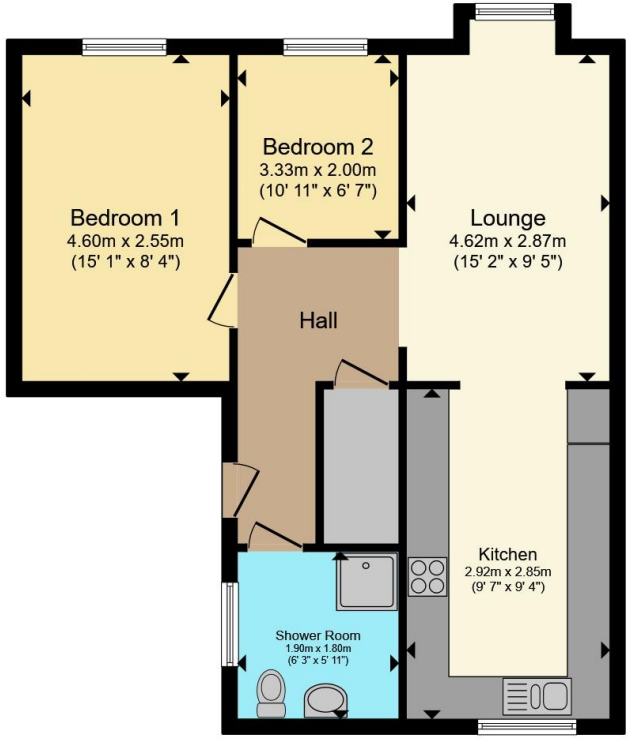
Vendors Notes

Over 55's property permitted to have pets and sold with 70% shared ownership.

ALL white goods and furniture are included in the sale.

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 63.9 m² (688 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

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To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: C

Council Tax Band: B

Service Charge: 1327.58

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107721

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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