



Connells

Queensway Court Queensway
LEAMINGTON SPA



Property Description

Located on the third floor of the popular Queensway Court retirement development, this well-presented 95% shared ownership apartment offers generous and comfortable accommodation exclusively for the over-55s. The purpose-built complex benefits from an excellent range of on-site facilities, fostering a secure, social and convenient lifestyle.

The apartment itself has been recently refreshed with new carpets fitted throughout the entrance hallway, lounge diner and both bedrooms. Accommodation comprises a welcoming entrance hallway leading into a spacious open-plan lounge and dining area, which flows seamlessly through to a modern fitted kitchen. There are two well-proportioned double bedrooms alongside a practical wet room.

Further benefits include a private balcony overlooking the well-maintained communal grounds, ample communal parking, and the reassurance of living within a well-managed retirement community. An early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

Communal Entrance

Well-maintained, communal entrance, with access to site facilities such as the hairdressers and cafe. Lifts leading to all floors.

Entrance Hallway

Welcoming entrance hallway, benefitting from new carpets and having a built-in cupboard and doors to the lounge diner, both bedrooms

and the wet room.

Lounge/Dining

15' 9" x 11' 4" (4.80m x 3.45m)

Spacious, light and airy lounge/dining, benefitting from new carpets and consisting of an electric radiator and a door leading to the balcony which overlooks the communal gardens.

Kitchen

11' 3" x 7' 4" (3.43m x 2.24m)

Open from the lounge diner with fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include an eye-level electric oven, electric hob with cooker hood over and a fridge/freezer, whilst providing space for a washing machine.

Bedroom One

16' 3" x 9' 8" (4.95m x 2.95m)

Double bedroom benefitting from new carpets, having an electric radiator and a double glazed window to rear elevation overlooking the courtyard gardens.

Bedroom Two

11' 7" max to door recess x 9' 8" (3.53m max to door recess x 2.95m)

Double bedroom benefitting from new carpets, having an electric radiator and a double glazed window to rear elevation overlooking the courtyard gardens.

Wet Room

Three piece suite comprising a wash hand basin, a walk in shower, low level W/C, a shaver point and an electric radiator.

Parking

Communal parking to front and rear.

Lease Details

The property is being sold at a 95% share as part of the shared ownership scheme.

The lease term is 125 years from 4th August 2014. The property is subject to monthly management costs which are;

Rent £53.54

Service charge £281.17

Heating charge £89.74

Water charge £9.41

Supporting Care £48.36

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

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 67.1 m² (722 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



To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 3374.04

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315154

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

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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