



Connells

Queensway Court Queensway
Leamington Spa

Queensway Court Queensway Leamington Spa CV31 3LS

for sale shared ownership
£110,000



Property Description

Situated on the third floor of the highly sought-after Queensway Court retirement development, this well-presented 80% shared ownership apartment offers spacious and comfortable living exclusively for the over-55s. The purpose-built development provides an excellent range of on-site facilities, creating a secure, sociable, and convenient lifestyle for residents.

The accommodation comprises a welcoming entrance hallway leading to a generous open-plan lounge and dining area, which flows seamlessly into a modern fitted kitchen. The apartment also benefits from a well-proportioned double bedroom and a well-presented wet room.

Further features include a private balcony, attractive communal gardens, ample communal parking, and the peace of mind that comes with living in a well managed retirement community.

Viewing is highly recommended to fully appreciate both the accommodation and the lifestyle opportunity this delightful apartment has to offer.

Communal Entrance

Communal entrance hallway with access to site facilities such as a restaurant, library, hairdressers and cafe. Lifts leading to all floors.

Entrance Hallway

Welcoming entrance hallway with a built-in storage cupboard, an electric radiator and doors to the lounge diner, bedroom and wet room.

Lounge Dining Room

Bright and airy lounge consisting of a door leading to the balcony, a window to front elevation and open access to the kitchen.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an eye-level electric oven, electric Samsung hob with cooker hood over and an integrated fridge/freezer and comprising a window to rear elevation.

Bedroom

Double bedroom having an electric radiator and a double glazed window to front elevation.

Wet Room

Modern fitted suite with a wash hand basin, a shower, W/C with concealed cistern, and an electric radiator.

Parking

Ample communal parking available on site to the front and rear of the building.

Lease Information

The property is being sold at an 80% share as part of the shared ownership scheme.

The monthly rent charge on the remaining 20% share is £170.76. Orbit Housing Association have confirmed staircasing is available up to a max of 99%.

The lease term is 125 years from 4th August 2014. The property is subject to monthly management costs which are a service charge of £281.17, a heating charge of £70.82 and a water charge of £9.41. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.

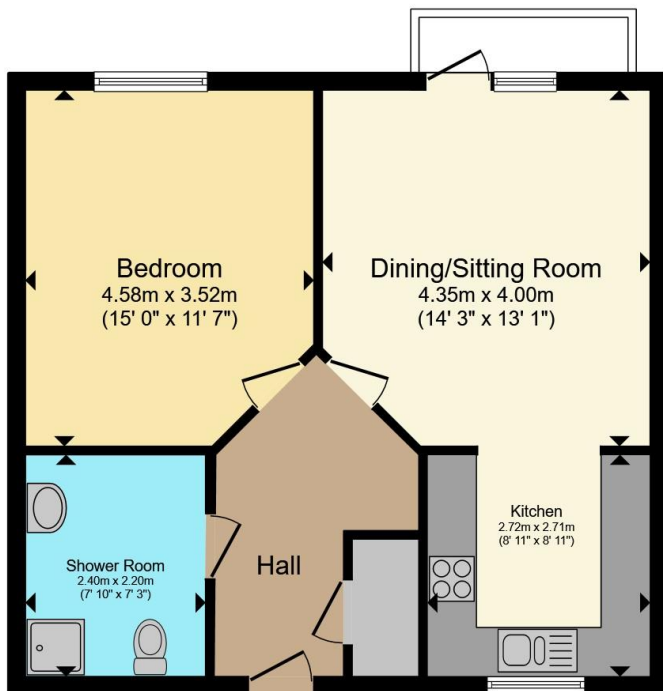
Facilities

This thoughtfully designed development offers a warm, supportive, and vibrant lifestyle, with unique onsite care available 24 hours a day and full care packages tailored to individual needs. Residents can enjoy a wide range of daily activities that encourage socialising, wellbeing, and community spirit.

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.





floor plan 1

Total floor area 54.5 m² (587 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

Connells



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: B

Service Charge:
3374.04

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315517

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 Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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