

Situated in this popular development, a two double bedroomed second floor purpose retirement apartment of the 'Kenilworth' design, attractively positioned in the development benefitting from a balcony.

Queensway Court

Is a successful development comprising 178 apartments of varying sizes, specifically designed for those over 55 and incorporates an extensive array of communal facilities to include a restaurant, terrace, meeting rooms, laundry, hairdressers and café. The development is thoughtfully designed specifically for the retired market and is forward thinking, as it also provides the possibilities of assisted living with on-site manager with additional care packages available separately if required. Price is based on 95% Share.

Briefly Comprising;

Private entrance hallway, store cupboard, better proportioned than average living/dining room with patio doors onto large covered balcony and semi open plan kitchen off dining area. Master bedroom, additional second double bedroom. large wet room/shower room, heating, and mechanical ventilation heat recovery system, balcony. NO CHAIN.

The Property

Is approached via a communal entrance hallway and reception with stairs and lifts leading to communal second floor. The property is approached then via a covered walkway which leads out overlooking the attractive landscaped communal gardens below.

Private Reception Hallway

With radiator, access to all accommodation, pull cord facility. A cupboard containing mechanical ventilation heat recovery system and shelving.

Living/Dining Room

25'5" overall x 11'4" in living area (7.75m overall x 3.45m in living area) Reducing to 8'5" in dining area.

Being open plan and yet forming two distinctive areas.

Living Area

With double glazed, full height picture window with views, entry phone point.

Dining Area

With broad opening to semi-open plan kitchen, double glazed large door with flush floor access leading to balcony with full height window to side.

Balcony

8'9" x 4'9" (2.67m x 1.45m)

Being covered with enclosed sides, timber and metal railing with views beyond, outside light point.

Kitchen

8'11" x 9'1" (2.72m x 2.77m)

With a range of timber look matching wall and base cupboards with contrasting working surface, one and a half bowl sink drainer unit with mixer tap, inset four point electric hob with Zanussi filter hood over, Zanussi side open oven, concealed fridge freezer, space and plumbing for washing machine, space for slim line dishwasher, white splashback tiling.

Bedroom One

9'9" x 14'2" (2.97m x 4.32m)

With double glazed window, radiator.

Bedroom Two

8'11" x 9'4" (2.72m x 2.84m)

With double glazed window to front and radiator.



Bathroom

11'8" x 6'4" (3.56m x 1.93m)

Being a large space with suitable access requirements, fitted out as a wet room, with low level WC with concealed cistern, semi-pedestal wall hung wash hand basin with mono-mixer, shower area with wall mounted shower and control, splashback tiling, mirror recess with downlighter points, radiator.

Outside

Queensway Court is set in its own grounds and gardens. Throughout the development are a number of communal garden spaces. This particular property is well positioned with an approach overlooking the largest and most impressive of the communal landscaped gardens. There are three communal first come first served car parking areas, one to the front and one to the rear of the building providing some parking facilities.

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 £487.05 per month (to include: Water Charge, Heating Charge, Care Charge & Activity Charge). The rent on the shared ownership portion is £52.12 per

month. 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

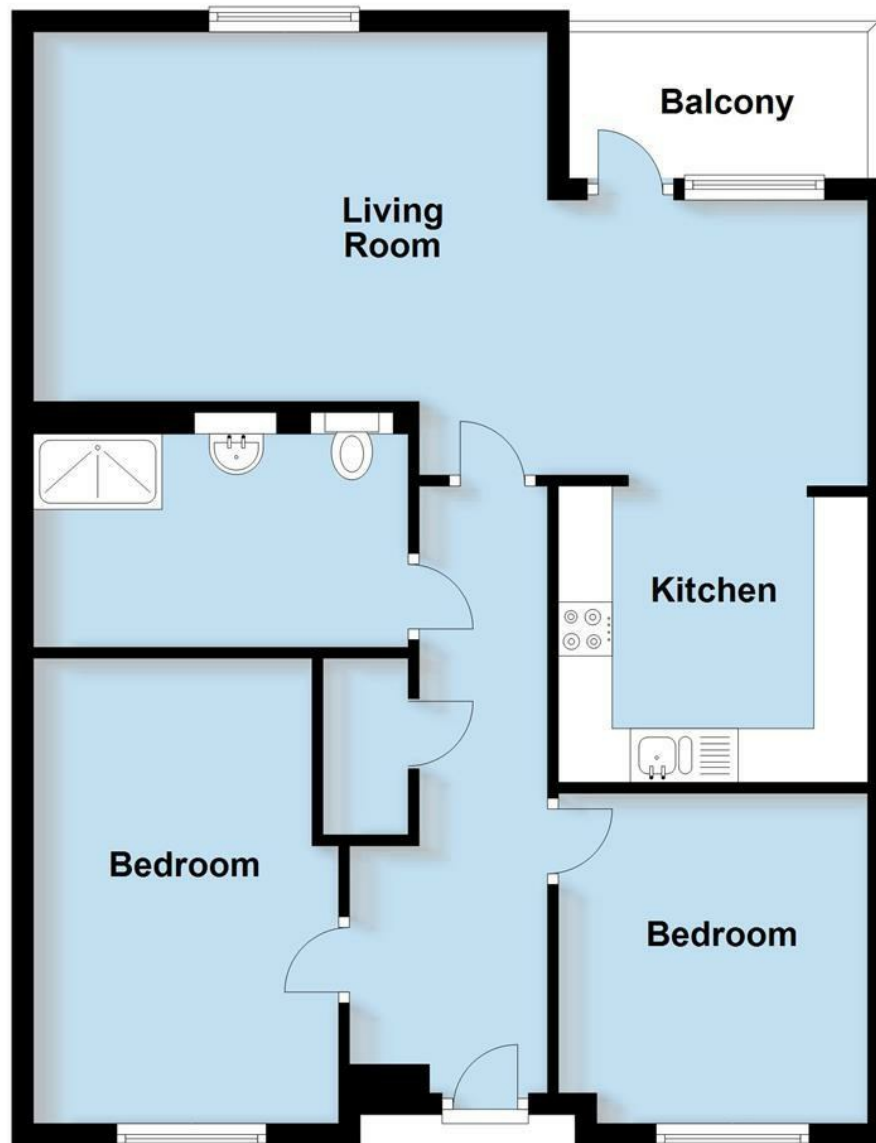
Council Tax Band C.

Location

121 Queensway Court
Queensway
Leamington Spa
CV31 3LS

Second Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



Total area: approx. 72.4 sq. metres (779.7 sq. feet)

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

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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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL