



**Currently 70% Shared Ownership  
Up to 99% Share Available**

**ehB**  
RESIDENTIAL

Your Property - Our Business

**43, Queensway Court, Leamington Spa**

**70% Shared  
ownership  
£140,050**



A well proportioned spacious two double bedrooomed first floor purpose built shared ownership retirement apartment, situated in this well regarded and desirable development. large living/Dining room with Juliet balcony semi open plan to fitted kitchen. Many useful communal facilities.

Price based on 70% Share.  
Up to 99% Share Available.

#### Queensway Court

Is part of a successful development of retirement properties comprising 178 one and two bedroom properties of varying size specifically designed for the over 55's. Development includes an extensive array of communal facilities including restaurant and coffee shop, reception, laundry, hairdressers and various gardens and communal lounge. The development also has the facilities for assisted living with additional care and assistant packages available. Communal non-designated parking facility to both front and rear of the development.

#### Briefly Comprising:

Communal entrance hallways, landings, staircases and lifts. Private Entrance hallway, store cupboard, spacious living/dining room with French door to Juliet balcony, semi open plan kitchen with integrated oven and fridge freezer, two double bedrooms and large shower room/wet room, double glazing, central heating.

#### The Property

Is approached via the communal entrance hallways leading through the building with staircase or lift facilities to the first floor. Additional first floor communal landing with relaxing seating area open galleried to the main reception entrance hall below, which is immediately adjacent to this particular property. Personal door itself gives access to private entrance hallway.

#### Private Entrance Hallway

With emergency pull cord, radiator, cupboard housing air unit.

#### Living/Dining Room

11'1" x 15'10" (3.38m x 4.83m)  
With timber framed double glazed French door with matching window to side giving access to Juliet balcony, radiator, broad square opening through to...

#### Semi Open Plan Fitted Kitchen

11'11" x 7'4" (3.63m x 2.24m)  
With a range of cream high gloss shaker style wall and base units with contrasting wood block look working surface over, inset John Lewis ceramic four point electric hob with Zanussi stainless steel filter hood over, space and plumbing for washing machine, concealed fridge freezer, Zanussi oven, with side opening door, splash back tiling, eye level wall cupboards and internal glazed window to communal hallway.

#### Bedroom One

9'9" x 16'3" (2.97m x 4.95m)  
With double glazed window, radiator.



#### Bedroom Two

9'9" x 9'5" plus doorway (2.97m x 2.87m plus doorway)

With double glazed windows, radiator.

#### Bathroom/Wet Room

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

With low level WC with concealed cistern, semi pedestal wall hung wash hand basin with mono-mixer, recess with mirror, light over basin, shower/wet room area with full level access, wall mounted shower and control, splashback tiling, radiator, pull cord.

#### Specific Note

Up to 99% Share of Equity is available. Details on request.

#### Tenure

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

understand there to be 114 years remaining, service charge is £765.59pcm to include rent on shared ownership portion, service charge, water charge, heating charge, care charge and 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. 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 Apartment  
CV31 3LQ

# First Floor

Approx. 68.3 sq. metres (735.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.1 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		88	88
(81-91) B			
(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	