



Your Property - Our Business



96 Queensway Court, Queensway, Leamington Spa

Asking Price
£175,000



A well proportioned two double bedroom flat set within this purpose-built retirement development, overlooking communal gardens and grounds with private covered balcony. Price based on 99% share.

Queensway Court

Is a development comprising 178 apartments of varying sizes, specifically designed for those over 55 and incorporates an array of communal facilities including restaurant, coffee shop, residents lounge/meeting room, activity room, laundry, hairdressers and communal gardens. The development is thoughtfully designed specifically for the retirement market, offering the possibility of assisted living with on-site manager and additional care packages available if required.

Briefly Comprising:

Communal entrance hallways, staircases and lifts, private entrance hallway with store cupboard. Living/dining room semi open plan to fitted kitchen with integrated fridge/freezer and oven. Covered

balcony, two double bedrooms, large walk-in wet room/shower room. Double glazing, central heating and mechanical ventilation heat recovery system. NO CHAIN.

The Property

Is approached via communal entrance hallways and reception areas, with stairs and lifts leading to the communal first floor, personal door giving access into...

Private Reception Hallway

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

Living/Dining Room

11'5" x 15'11" (3.48m x 4.85m)

With radiator, entry phone point, TV aerial points, timber framed and metal double glazed French door to balcony with glazed window to side.



Large Balcony

Providing additional outdoor seating area overlooking one of the communal gardens within the development.

Semi Open Plan Kitchen

7'5" x 11'4" (2.26m x 3.45m)

With a range of cream gloss finish shaker style wall and base units, with contrasting black granite look working surface over, one and a half bowl sink drainer unit with mixer tap, four point electric induction hob with Zanussi filter hood over, concealed Electrolux fridge and freezer, side opening Zanussi oven, slimline dishwasher.

Bedroom One

9'10" x 16'6" (3.00m x 5.03m)

With full height metal and timber framed double glazed picture window overlooking communal grounds and gardens, radiator, TV aerial point.



Bedroom Two

9'10" x 9'5" plus doorway (3.00m x 2.87m plus doorway)
With full height picture window overlooking communal garden in metal and timber frame, radiator.

Wet Room/Shower Room

Being a large space, purpose designed for the retirement market. With wall mounted wash hand basin, low level WC with concealed cistern, open shower cubicle area with wall mounted shower and control, wet room style floor, radiator, display shelf recess and further mirrored recess over sink position. Pull cord facilities.

Outside

Queensway Court is set in its own grounds, with gardens throughout the development. There are a number of communal garden spaces. This particular property overlooks one of the communal landscape gardens. Communal first come, first served car parking areas, one to the front of the building and two to the rear.

Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (04/08/2014), with 113 years remaining, service charge is £480 per calendar month (to include water charge, heating charge, care charge and activity charge), ground rent is £150 per annum included in the monthly 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. Heating is provided by 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

First Floor
CV31 3LQ

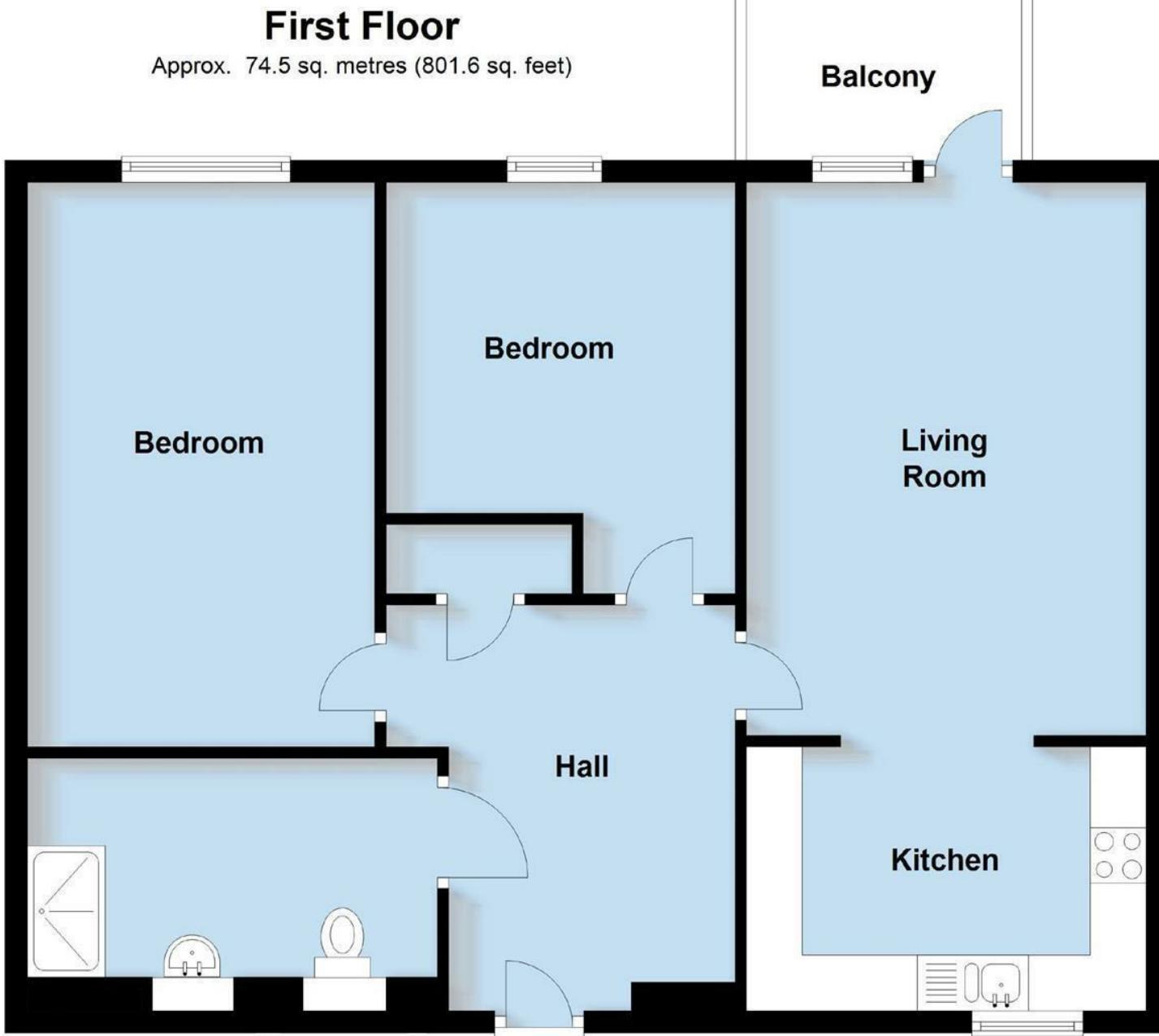
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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



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