

**ehB**  
RESIDENTIAL

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**52 Queensway Court, Queensway, Leamington Spa**

**Asking Price  
£180,000**



A well positioned, two double bedroomed retirement property, situated on the first floor overlooking the communal gardens with balcony, in this highly regarded and popular retirement development. Price is based on a 99% share.

#### Queensway Court

Is a development comprising of 178 apartments of varying sizes, specifically designed for those over 55 and incorporates an extensive array of communal facilities, including a restaurant, coffee shop, meeting room, laundry, hairdressers and communal gardens.

The development is thoughtfully designed specifically for the retirement market, offers the possibility of assisted living with on-site manager and additional care packages available separately if required.

Price is based on a 99% share.

#### 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, oven, hob and filter hood. Two double bedrooms and large walk-in wet room/shower room. Double glazing, central heating and mechanical ventilation heat recovery system. Balcony. NO CHAIN.

#### The Property

Is approached via a communal entrance hallways and reception areas with stairs and lifts leading to 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 Room

11'3" x 15'10" (3.43m x 4.83m)

With chrome switchgear, entry telephone point, radiator, double glazed French door and window to side, leading to large covered balcony with metal and timber railings, overlooking the communal gardens. Broad opening to semi open plan kitchen.

#### Kitchen

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

With a range of cream shaker style base units with wood block look working surface over, one and a half bowl stainless steel sink drainer unit, inset four point Zanussi electric hob with filter hood over and side opening oven, concealed fridge freezer, splashback tiling, internal glazed window to communal hallway.

#### Bedroom One

9'10" x 16'3" (3.00m x 4.95m)

With chrome switchgear, radiator, double glazed full height window overlooking the gardens.



#### Bedroom Two

9'10" x 9'4" plus doorway (3.00m x 2.84m plus doorway)  
With double glazed full height window, radiator, chrome switchgear, TV aerial point.

#### Shower Room/Wet Room

A large room with low level WC with concealed cistern, wall hung wash hand basin with mono-mixer, corner shower area with wet room style floor and wall mounted shower and control, 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 overlooks the main communal landscaped garden. Communal first come, first served car parking areas, one to the front of the building and two to the rear.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 113 years remaining on the lease, service charge is £464.44 per month (to include water charge, heating charge, care charge and activity charge), the rent of the shared ownership portion is £12.50 per calendar 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 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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Somerset House  
Clarendon Place  
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CV32 5QN

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

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

## First Floor

Approx. 69.5 sq. metres (748.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)