



**20 Regal Court, Atherstone
Warwickshire CV9 1RP
£90,000**

Pointons are delighted to present this two bedroom, second floor apartment in the ever sought after Regal Court within walking distance of Atherstone high street. this UPVC Double Glazed apartment briefly comprises of Reception Hall, Living Room, Kitchen, Three Bedrooms and Tiled Shower Room. Regal Court offers independent living for the over 60's (over 55 if in receipt of disability allowance) and is scheme managed with communal facilities to incorporate residents lounge, gardens, lift to floors, CCTV, security gated parking, laundry and drying area. Viewing is recommended to appreciate the property on offer.



Entrance Hall

Having electric storage heater, cloaks cupboard, Airing cupboard, intercom, entry phone, warden alarm pull, power points and doors off which leads:

Living Room

14'4" x 10'2" (4.38m x 3.09m)

Having electric storage heater, power points, warden pull cord and UPVC double glazed windows to the side and rear.

Kitchen

6'9" x 10'1" (2.06m x 3.07m)

Having 1.5 bowl single drainer sink unit set in a rolled top work surface with fitted units below, space and plumbing for domestic appliance. Adjacent matching rolled top work surface with a range of matching fitted units above and below. Flush fitted four ring electric hob with extractor hood above, built in oven and under counter space for domestic appliances. Tiled splash backs, power points, warden cord and UPVC double glazed flush window.

Bedroom 1

14'7" x 8'10" (4.45m x 2.69m)

Having dressing area, recessed storage, wall lights, power points, warden alarm pull and UPVC double glazed flush window.

Bedroom 2

13'0" x 8'2" (3.95m x 2.48m)

Having electric panel heater, power points, warden alarm pull, access to loft space and UPVC double glazed flush window.

Bedroom 3

11'2" x 6'1" (3.40m x 1.86m)

Having fitted wardrobe, power points, warden alarm pull and UPVC double glazed flush window.

Tiled Shower Room

Being fully tiled and having double shower cubicle, wash hand basin set in vanity unit and low level WC. Electric towel heater, storage unit and UPVC double glazed frosted flush window.

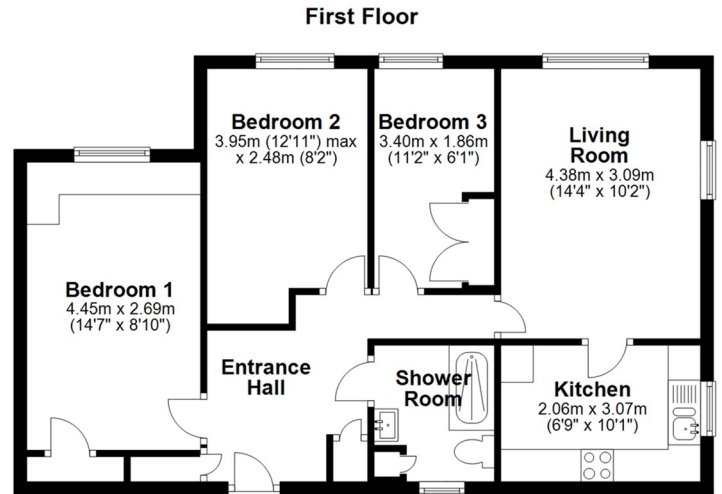
Terms

"This property is leasehold, set on a scheme manager site, managed by Midland Heart Ltd. Potential purchasers must be age 60 or over, or age 55 with a disability, and will be required to submit an application and undergo an interview prior to an offer being accepted. **NO ONWARD CHAIN**"

There are legal fees to be paid by the purchaser for the grant of a new lease, in the region of £375.00 plus VAT, and a document fee of £80.00 plus VAT. The service charge is currently £165.91 per calendar month which includes building insurance."

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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