



**Regal Court, Atherstone
CV9 1RP
Asking Price £90,000**

Pointons Estate Agents are delighted to present this two bedrooomed, first floor apartment with views over historic Atherstone in the ever sought after Regal Court within walking distance of the High Street. this UPVC Double Glazed apartment briefly comprises of; Reception Hall, Living Room, Fitted Kitchen, Two Bedrooms, and 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

Via secure intercom door system into reception, having both lift and stairs access to first floor leading to apartment entrance

Hall

Two storage cupboards, modern electric storage heater and doors to:

Lounge

14'2" x 10'1" (4.33m x 3.07m)

Double glazed window to the rear, telephone point, modern storage heater and door to:

Kitchen

6'8" x 10'3" (2.03m x 3.12m)

Re-fitted with a range of wall and base units with worktops over, inset stainless steel sink and drainer, integrated oven and hob, space and plumbing for a washing machine and fridge freezer, tiled splashbacks and double glazed window to the side

Master Bedroom

10'8" x 6'11" (3.25m x 2.12m)

Double glazed window to the rear, built in double wardrobe

Bedroom 2

11'0" x 6'2" (3.35m x 1.89m)

Double glazed window to the rear

Shower Room

Re-fitted with walk in shower enclosure, low level WC, wash hand basin set on vanity unit, tiled splashbacks and chrome heated towel rail

Facilities

The retirement apartments have private, secure parking. An onsite manager (part time), laundry facility, elevator, a communal lounge area and communal garden areas.

Tenure

We believe that the property is leasehold and there are approx 65 years remaining. We understand that the monthly service charge is £183.00. We advise all interested parties to confirm these details with their solicitors prior to exchange of contracts.

Disclaimer

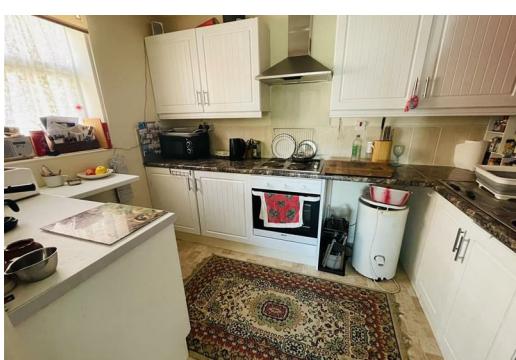
Please Note: Whilst every effort has been made to ensure accuracy of these particulars, it is the purchasers responsibility to satisfy their own enquiries. All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 48.3 sq. metres

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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