



Queensway Court

Grande Venezia
Coffee Shop Terrace

Grande Venezia RISTORANTE



74 Queensway Court
Leamington Spa CV31 3LQ
Guide Price £170,000

74 Queensway Court

Queensway

Being offered for sale with the benefit of no onward chain, this purpose built first floor retirement apartment is the former show flat at the Queensway Court development and offers particularly spacious and well proportioned two bed roomed accommodation with community central heating and double glazing. The principal rooms of the apartment afford an attractive outlook over the central quadrangle communal garden and the monthly service charge at Queensway Court also includes all energy and water charges leaving just council tax to pay. Furthermore, Queensway Court benefits from an exceptional range of communal amenities including gardens, parking, café and restaurant, guest and laundry facilities, hairdressing salon, care package options via Orbit Extra Care and wide ranging social events and meetings.

LOCATION

Queensway Court lies off Queensway itself a short distance south of central Leamington Spa and being close to the newly built Aldi supermarket, along with further supermarket and shopping facilities on The Shires Retail Park. Town centre facilities are also easily accessible, there being good local road links available out of the town including those to neighbouring towns and centres and the Midland motorway network. Leamington Spa railway station is also conveniently close at hand providing regular rail links to many destinations.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE AREA

From which access is gained to many of the communal facilities available at Queensway Court and with stair and lift access ascending to:-

FIRST FLOOR LEVEL

Where a private entrance door gives access to the apartment itself and:-

LARGE RECEPTION HALLWAY

With door to spacious and useful walk-in storage cupboard with wall mounted communal air filtration system, central heating radiator and doors giving access to:-

LOUNGE/DINING ROOM

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

With double glazed door and window alongside opening to balustraded Juliet balcony, chrome electrical fittings, entry telephone, central heating radiator and through access to:-

KITCHEN

3.43m x 2.24m (11'3" x 7'4")

Being attractively and comprehensively equipped with a range of panelled style units featuring brushed chrome door furniture and comprising a comprehensive range of base cupboards and drawers complimented by coordinating wall cabinets, slate effect worktops with tiled splashbacks and stainless steel sink unit with mixer tap, integrated appliances comprising inset stainless steel electric hob with fitted filter hood over, integrated electric oven having cupboards above and below,

integrated upright fridge/freezer, chrome electrical fittings and wood strip effect flooring.

BEDROOM ONE

4.45m x 3.45m (14'7" x 11'4")

With large double glazed picture window, central heating radiator and chrome electrical fittings.

BEDROOM TWO

3.56m x 2.51m (11'8" x 8'3")

With double glazed window, central heating radiator and chrome electrical fittings.

SHOWER / WET ROOM

2.36m x 2.21m (7'9" x 7'3")

A spacious room with automatic lights, shower area with fitted shower unit and soakaway allowing disabled/wheelchair access, low level WC, wall mounted wash hand basin with mixer tap and light over, mirrored wall cabinet and central heating radiator.

OUTSIDE

COMMUNAL GARDENS

Apartment number 74 is one of numerous apartments that are grouped around a central quadrangle style communal garden being

Features

- First Floor Retirement Apartment
- Spacious Former Show Apartment
- Generous Lounge/Dining Room with Juliet Balcony
- Fitted Kitchen with Appliances
- Two Good Bedrooms
- Shower / Wet Room
- Communal Parking and Gardens
- Excellent Communal Facilities
- No Chain





Floorplan

Internal Living Area 648 sq ft / 60.21m²

FIRST FLOOR



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General Information

Tenure

Leasehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

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