



## 93 Queensway Court

Leamington Spa **CV31 3LQ**

Guide Price £110,000

# 93 Queensway Court

## Queensway

Being suitable for residents of 55 years and over, this purpose built first floor retirement apartment is offered for sale on the basis of 80% shared ownership with Orbit Housing Association. Being offered for sale with the benefit of no onward chain and having been fully re-decorated throughout, the flat enjoys an outlook over the entrance to Queensway Court with an attractive balcony accessed off the lounge. The kitchen is equipped with an attractive range of units including integrated hob, oven and fridge freezer, whilst the wet room style shower room is designed to enable wheelchair access. The flat is complemented by excellent communal facilities including a lovely central garden area, ample communal parking, coffee shop, restaurant, hairdressing salon and other facilities.

### LOCATION

Queensway Court lies off Queensway, a little over one mile south of central Leamington Spa. This is an extremely convenient location with easy access to the nearby Leamington Shopping Park with its wide range of supermarkets and other shopping facilities, whilst town centre amenities are also easily accessible. Leamington Spa railway station offers rail links to many destinations including London and Birmingham, there also being good local road links available out of the town including those to Warwick and the Midland motorway network, notably the M40.

### ON THE GROUND FLOOR

#### COMMUNAL ENTRANCE AREA

From which access can be gained to all of Queensway Court's communal facilities including cafe and restaurant etc and from where both stairs and lifts ascend to first floor level where a private entrance door gives access to the apartment itself and:-

#### ENTRANCE HALLWAY

With central heating radiator, oak laminate flooring and doors giving access to:-

### SPACIOUS LOUNGE

4.34m x 3.99m (14'3" x 13'1")

With entry telephone, oak laminate flooring, central heating radiator, chrome electrical fittings, through access to kitchen and door opening onto:-

### BALCONY

An attractive private balcony having metal balustrade surrounding and providing an outlook to the front of Queensway Court with space for bistro set and chairs.

### KITCHEN

2.74m x 2.74m (9'0" x 9'0")

Having an attractive range of units in a cream panelled style finish with brushed chrome door furniture and comprising base cupboards with slate effect worktops over and tiled splashbacks, the base cupboards being complemented by drawers and eye-level cabinets, inset stainless steel electric hob with filter hood over and fitted electric oven having cupboards above and below, integrated fridge/freezer, space and plumbing for washing machine and laminate flooring.

### DOUBLE BEDROOM

4.45m x 3.51m (14'7" x 11'6")

A generous bedroom with central heating radiator, laminate flooring, large double glazed picture window overlooking the front of Queensway Court and chrome electrical fittings.

### SHOWER ROOM

2.36m x 2.18m (7'9" x 7'2")

A wet room style shower room, designed to allow wheelchair access and having a large shower area with floor soak-away and fitted shower unit, low level WC with concealed cistern, wall mounted wash hand basin with mixer tap and central heating radiator.

### OUTSIDE

#### COMMUNAL PARKING

There are generous communal car parks positioned to both the front and rear of Queensway Court.

#### COMMUNAL GARDEN

To the centre of the building is a large quadrangle style communal garden which is set with lawns, mature trees and raised beds, as well as seats and garden tables for communal use.

### Features

Purpose Built Retirement Apartment

80% Shared Ownership

Excellent Communal Amenities

Spacious Lounge

Well Fitted Kitchen

Double Bedroom

Shower/Wet Room

Communal Gardens

Communal Parking

No Chain





# Floorplan

Approx Internal Living Area 551sq ft / 51.20m2



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## General Information

Tenure  
Leasehold

Fixtures & Fittings

## 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.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band B - Warwick District Council



## Energy Efficiency Rating

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

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com