

FOR SALE



Queensway, Leamington Spa

2 Bedroom, 1 Bathroom, Apartment

£230,000

MARTIN&CO



- Two double bedrooms
- Ground floor apartment
- Open plan kitchen living room
- Immaculately presented
- Patio accessed from living room
- Over 55's development
- Communal off road parking
- 99% shared ownership

A rare opportunity to purchase a well-presented, purpose-built ground floor retirement apartment within this highly sought-after development for the over 55s with a 99% shared ownership with Orbit.

The property offers two generously sized double bedrooms, alongside a bright and spacious open-plan kitchen, dining, and living area. A modern wet room and a private patio-accessed directly from the living room add to the apartment's practicality and appeal.

Queensway Court is an established development comprising 178 thoughtfully designed apartments, offering a welcoming community environment. Residents benefit from a wide range of on-site facilities, including a restaurant, terrace, activity rooms, laundry services, hair salon, and café. For added peace of mind, there is an on-site manager, with optional assisted living and care packages available.

This particular apartment enjoys a prime ground floor position, with pleasant views over the communal gardens and the added convenience of direct access to a private patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY
10' 4" x 8' 2" (3.15m x 2.49m)

KITCHEN / LIVING ROOM
23' 6" x 11' 3" (7.16m x 3.43m)

BEDROOM 1
6' 3" x 9' 8" (4.95m x 2.95m)

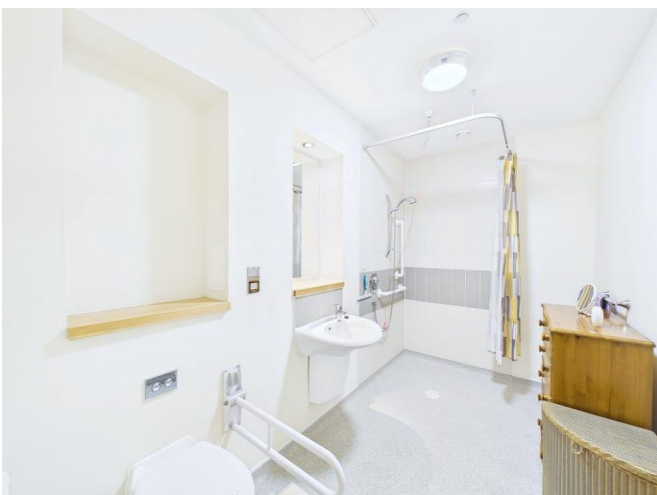
BEDROOM
9' 8" x 9' 3" (2.95m x 2.82m)

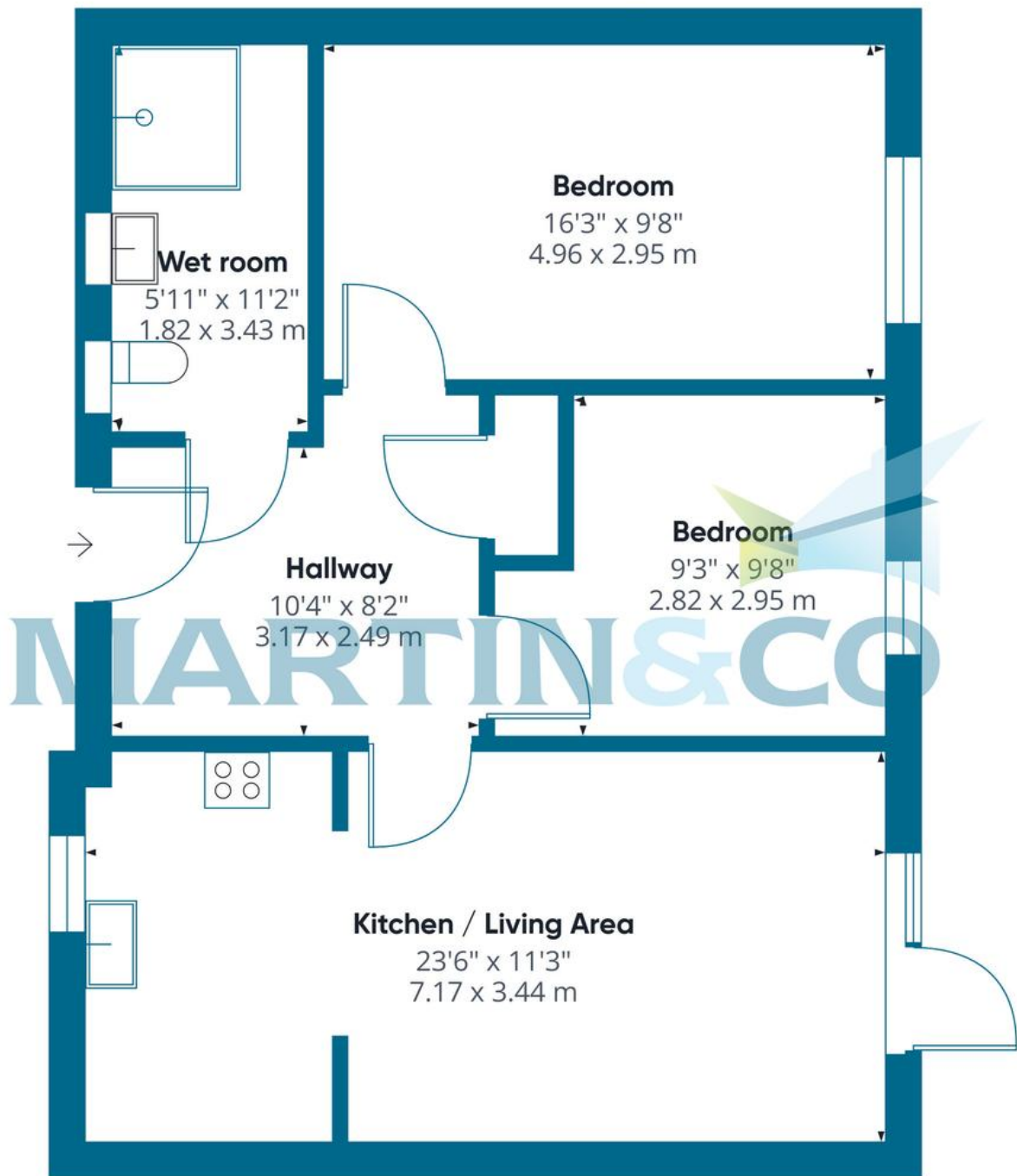


WET ROOM
11' 2" x 5' 11" (3.4m x 1.8m)

PATIO AREA

TENURE
The property is leasehold with 125 year lease from 4th August 2014. There are monthly charges that apply for the following; basic rent £10.35, ground rent £12.50, service charge £370.91, supporting people £48.36 and water rates £9.41, this information should be checked and verified by your legal representative.





Approximate total area

690 ft²
64.1 m²

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