

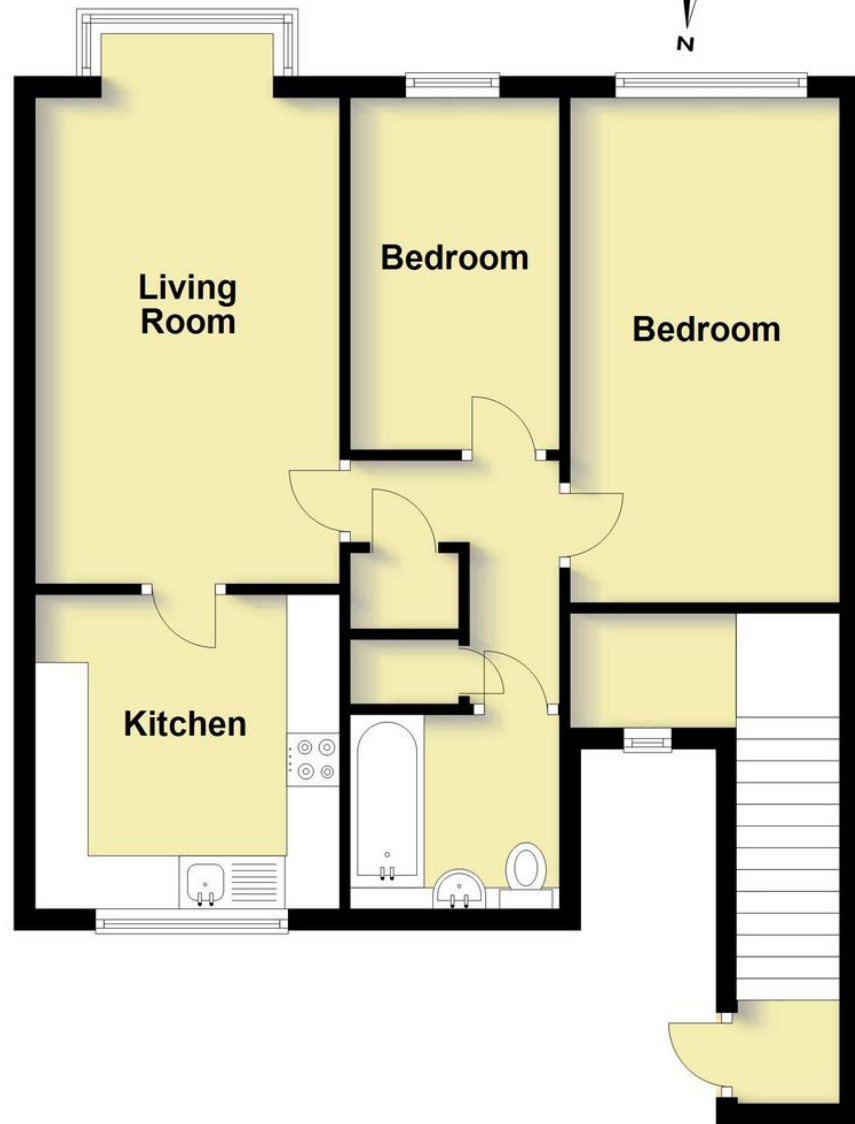


MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

First Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 57.5 sq. metres (619.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.



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14 Lakeland House, Pickard Street, Warwick, CV34 4UU

Fixed Price £95,000 Leasehold



- Over 55s
- Retirement development
- 70% shared ownership
- Two bedrooms
- Lounge/dining room
- Large kitchen
- Double glazing
- Gas central heating
- First floor

A delightful over 55s shared ownership retirement property providing an attractive and spacious two bedroom retirement apartment at a very competitive price. Freshly carpeted, lounge/dining room, large kitchen, two good bedrooms, and refitted bathroom with shower, own private entrance hall.

Private front door opens into a ground floor entrance vestibule with staircase rising to the first floor landing with door opening to the

First floor landing with access to the roof space, radiator, and doors off to 2 useful storage cupboards.

LOUNGE/DINING ROOM

17' 2" x 9' 4" (5.24m max into bay x 2.87m)

Freshly carpeted with double panel radiator and double glazed bay window to the front of the property affording views to the right hand side with glimpses of St Nicholas Park. Doorway leads through to the

SPACIOUS KITCHEN

9' 8" x 9' 4" (2.97m x 2.87m)

with single drainer sink and work surfacing extending around the room with base units beneath and space for appliances. Three eye level shelves, double glazed window, tiled areas, wall mounted glowworm gas fired central heating boiler.

BEDROOM ONE

15' 7" x 8' 4" (4.77m x 2.56m)

with double glazed window and single panel radiator.



BEDROOM TWO

10' 9" x 6' 5" (3.30m x 1.98m)

with radiator and double glazed window.



REFITTED BATHROOM

has a white suite with panelled bath having mixer tap and a Kreider adjustable shower over, wash hand basin with mixer tap set in vanity unit with cupboards beneath including the concealed cistern and low level WC. Single panel radiator, obscured window and tiled areas.



OUTSIDE

To the rear of the property there are communal pathways giving access to the front door.



AGENTS NOTES

We believe all main services are connected.

We believe the property to be leasehold and understand that the freeholders, Stonewater, will issue a new 99 year lease at the point of sale. Having been independently assessed in order to be affordable with no rent or any other payment made for the remaining 30% interest.

We are led to believe that the service charge including ground rent is approximately £880 per annum.

Selling premium

We understand the freeholders charge a 0.5% premium of the eventual selling price for each year of your ownership payable when the property is resold.

Viewings are strictly by prior appointment through the agents.

Agent's Notes

Council Tax Band B.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

NOTICE

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