

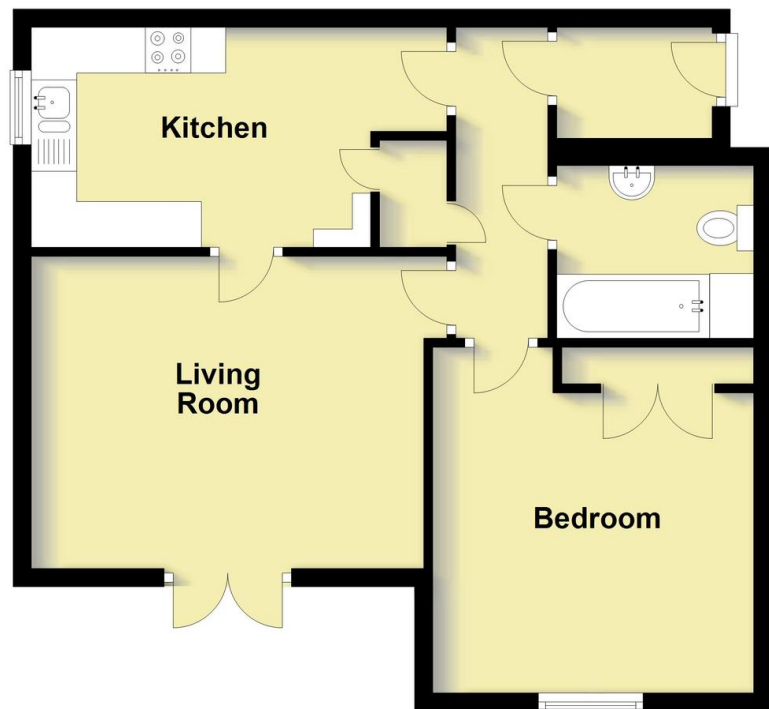


**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

**Ground Floor**

Approx. 51.2 sq. metres (551.4 sq. feet)



Total area: approx. 51.2 sq. metres (551.4 sq. feet)

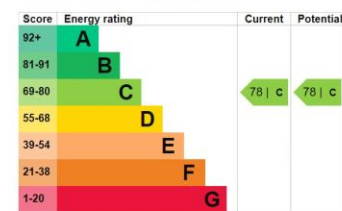
This plan is for illustration purposes only and should not be relied upon as a statement of fact



**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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**50 Alder House, Lucas Court, Royal Leamington Spa, CV32 5JL**

£130,000 Leasehold



- Living Room with patio doors
- One double bedroom
- Bathroom with shower over bath

- Shared ownership
- 75% Share
- No rental on 25%

- Ground Floor
- Allocated car parking space
- Quiet well kept gardens



A well known gated development offering a one-bedroom shared ownership (75%) ground floor apartment close to the centre of Royal Leamington Spa.

Communal front door with telephone security intercom system opens into the Communal Entrance Hall.

Private door opens into the Entrance Vestibule with range of coat hooks and further door to the Entrance Hall with laminate flooring, radiator and door off to a shelved storage cupboard.

### LOUNGE/DINING ROOM

14' 1" x 11' 2" (4.31m x 3.41m)

with double glazed French doors opening to the front of the property, radiator and laminate flooring, telephone point and television aerial point. Radiator. Door through to the



### SPACIOUS BREAKFAST KITCHEN

14' 11" x 7' 10" (4.56m max reducing to 3.73m x 2.41m)

with roll edge work surface and incorporating a 1 1/4 bowl, single drainer, stainless steel sink with mixer tap and a Zanussi 4 ring electric hob. Base units beneath with electric oven, space and plumbing for washing machine. Eye-level wall cupboards with cooker hood. Wall mounted Worcester gas fired central heating combination boiler, breakfast bar, double glazed window, tiled splashback areas, radiator. Door opening to a fitted cupboard.



### DOUBLE BEDROOM

10' 7" x 12' 5" (3.23m x 3.79m max)

including wardrobes, with double glazed window to the front, single panel radiator, and the dimensions include a large double door fitted wardrobe with hanging rail.



### BATHROOM

has a white suite with panel bath having a Triton adjustable shower and screen over, low level WC, wash hand basin, radiator, tiled floor, extractor fan and shaver point.



### OUTSIDE

Allocated car parking space labelled for the apartment.

Lucas Court is well known for its beautiful communal areas including lawns, borders with shrubs and established trees.

### AGENTS NOTES

We believe the property to be leasehold with approximately 104 years left to run expiring on the 31st December 2126.

We believe the ground rent to be £125 per annum.

We believe the service charge to be £1,800 per annum.

Prospective buyers will need to apply to HEYLO Housing Association to check you qualify for the 75% shared ownership scheme.

All main services are connected.

Viewings are strictly by prior appointment through the agents.

### AGENTS NOTES

The vendor informs us that it is 0.9 mile/17 minute walk to the station and 0.5 mile/10 minute walk to town centre and parks (We have not sought independently to verify).

### Agent's Notes

Council Tax Band C.

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.

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