



Regal Court
Atherstone

O.I.R.O. £90,000

*** TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT ***. Offering this very well situated apartment being within a short walk to the Atherstone Town Centre briefly comprising: Communal entrance hall with lift facility, through hallway, lounge, kitchen, two bedrooms and a shower room. Viewing is Essential.

We are delighted to be able to bring to the market this ground floor retirement apartment located in Regal Court having the benefit of an on site manager, communal lounge with kitchen & hairdressing salon. The apartment is available to anyone over the age of 60 or 55 in receipt of DLA. Early viewing is considered essential.

ENTRANCE HALL

Having a modern wall mounted electric heater, door to a useful storage cupboard and further doors leading off to...

LOUNGE

12' 2" x 11' 5" (3.71m x 3.48m)

Double glazed windows to front and side aspects, modern wall mounted electric heater and a door to the kitchen.

KITCHEN

12' 4" x 7' 1" (3.76m x 2.16m)

Double glazed window to front aspect, range of fitted base and eye level units, roll edge work surfaces, inset stainless steel low level electric oven, electric hob, space for a fridge/freezer, plumbing for a washing machine, stainless steel sink and tiled splash back areas.

BEDROOM ONE

14' 0" x 8' 7" (4.27m x 2.62m)

Double glazed window to front aspect, modern wall mounted electric heater, fitted wardrobes with sliding mirrored doors.

BEDROOM TWO

8' 4" x 6' 9" (2.54m x 2.06m)

Double glazed window to side aspect and a wall mounted electric heater.



SHOWER ROOM

7' 0" x 6' 2" (2.13m x 1.88m)

Door to the airing cupboard, low level WC, pedestal wash hand basin, tiled shower cubicle having an electric shower, tiled splash back areas and a useful shaver connection point.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected with the exception of mains gas.

MAINTENANCE CHARGE: We have been informed that the monthly maintenance charge is approximately £179.52 per month.

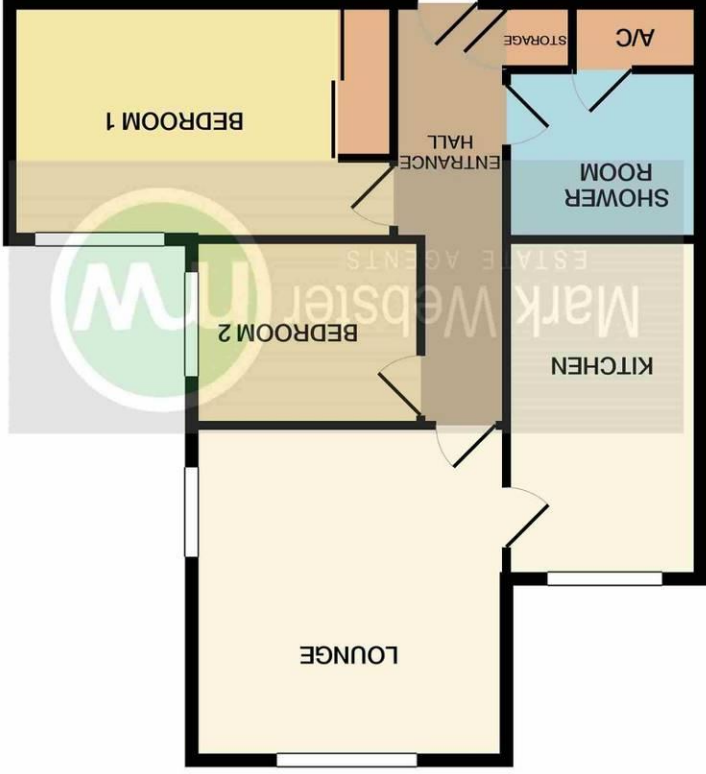
GROUND RENT: TBA

TENURE: We have been informed that the property is **LEASEHOLD** which Lease commenced on 17th June 1988 with 99 years and less 1 day, however we would advise any potential purchaser to verify this through their own Solicitor.

This property may be subject to a charge by the Management Company to supply a management pack

COUNCIL TAX BAND B





TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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131 Long Street
 Atherstone, Warwickshire
 CV9 1AD

www.markwebsterandco.co.uk
 01827 720 777

Mon – Fri: 9:00am – 5:30pm
 Sat: 9:00am – 4:00pm



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Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

