

Sanders & Sanders

ESTATE AGENTS

ICKNIELD COURT BIDFORD-ON-AVON ALCESTER



A nicely proportioned, end of terrace bungalow, being situated within a most splendid courtyard setting of similar retirement properties, a short stroll away from the village centre. Offered with no upward chain and being available to those of an age of 55 years and over. The accommodation comprises: Reception Hall, lounge with rear conservatory, kitchen with breakfast bar, two bedrooms, shower room, delightful garden to rear and communal parking.

£150,000 for a 70% share

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Reception Hallway

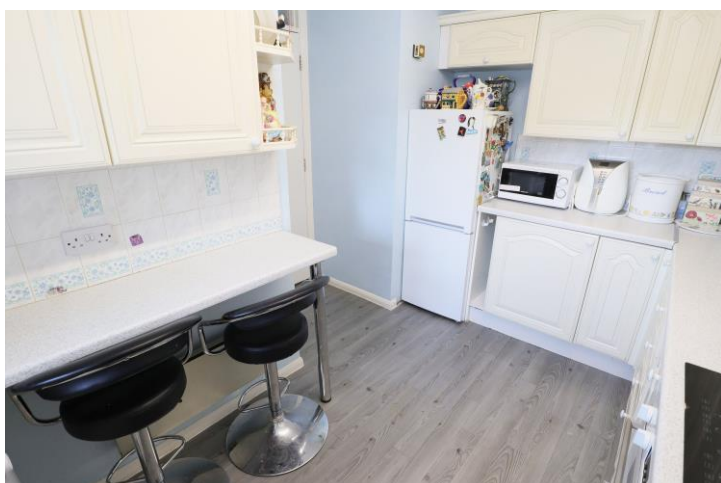


Lounge

14' 8" (4.47m) x 10' 2" (3.1m)

Kitchen

11' 9" (3.58m) x 7' 3" (2.21m)





Conservatory
9' 4" (2.84m) x 6' 9" (2.06m)



Bedroom One
10' 3" (3.12m) x 8' 3" (2.51m)



Bedroom Two
7' 3" (2.21m) x 6' 9" (2.06m)



Shower Room



Rear Garden



Communal Courtyard Area



Tenure & Service Charge

We have been informed the property is Leasehold and we have been advised that a new Lease will be created upon sale and there is no rent to pay for the additional 30% share. The monthly service charge is approximately £156.00 for upkeep of the communal areas.

Agents Notes

Any prospective purchaser must have a brief interview with the management company Firstport to ensure that they reach their criteria for retirement living.

Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



Ground Floor

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.