

QUEENS PARK WEST DRIVE

QUEENS PARK



£92,500
LEASEHOLD

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QUEENS PARK WEST DRIVE QUEENS PARK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- LIGHT AND AIRY one bedroom apartment
- PARK VIEW COURT is popular block opposite Queens Park
- PARTICULARLY WELL PRESENTED flat on the main ground floor
- Modern kitchen including fridge/freezer and electric cooker
- Modern bathroom suite

PARTICULARLY WELL PRESENTED one bedroom retirement apartment in popular Park View Court set in beautiful communal gardens. Modern kitchen and bathroom. Lovely view from lounge. Resident Manager and excellent communal facilities. NO FORWARD CHAIN

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A LIGHT AND AIRY one bedroom apartment in Park View Court, a popular block of McCarthy & Stone retirement apartments occupying a superb position opposite Queens Park Golf Course and with Queensmount nursing home adjacent

The apartments are designated for residents over 60 (or 1 over 55 and 1 over 60)

This PARTICULARLY WELL PRESENTED flat is at the front of the block on the main ground floor, with a lovely view of the front communal garden. It has been updated with a modern kitchen and bathroom

The lounge has an ornamental fire surround with electric fire

An archway leads through to the kitchen area, fitted with modern units and includes a fridge/freezer, and slide-in electric cooker

The bedroom has a triple mirror-fronted built-in wardrobe unit

As previously mentioned the bathroom is fitted with a modern white suite of bath with shower over, vanity wash basin and w.c.

Windows are UPVC double glazed and electric storage heaters are installed, but many residents say how warm these flats are

A resident house manager looks after the block and there is an emergency call system

The communal facilities are excellent with large residents lounge, laundry and guest suite that can be booked via the house manager

Social events are organized in the residents lounge, such as Fish and Chips Evenings, and regular games sessions

In our opinion, it is the extensive communal grounds that make Park View Court such an attractive place to live, and residents often meet for a chat on the patio next to the front door to the block

The flat is leasehold (125 year lease from 1988). Service charge for the 6 months from September 2023 is £1736.50 and Ground Rent is approx. £275 again for the 6 months from September 2023

Council Tax band: C

OFFERED WITH NO FORWARD CHAIN

£92,500

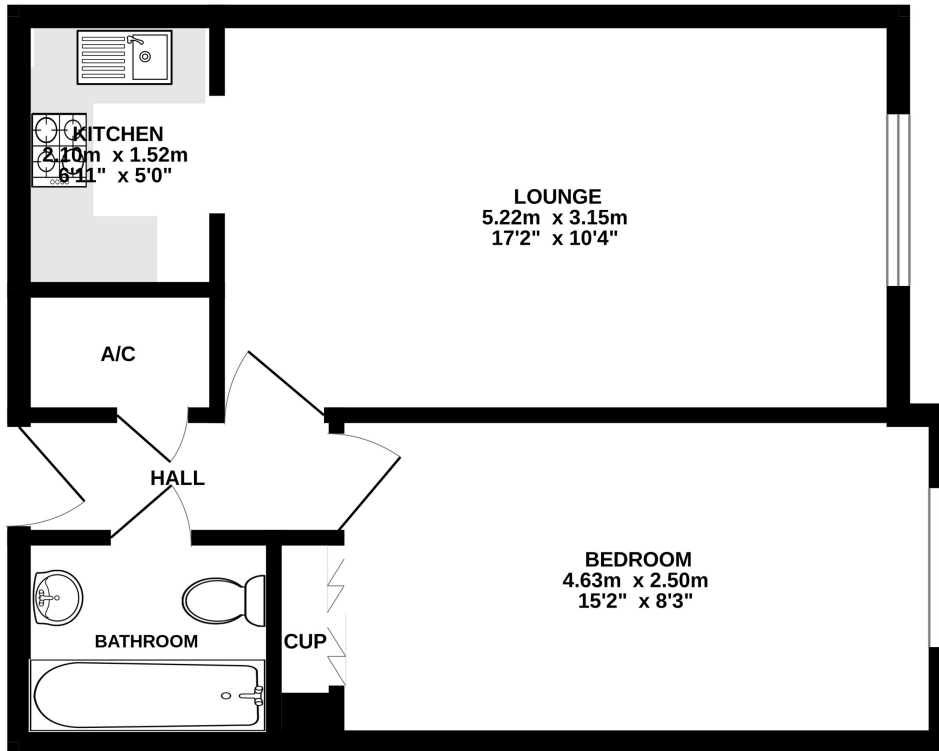
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The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The 'paul' is in white and 'watts' is in a bright yellow-green color. The text is set against a solid black rectangular background.

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GROUND FLOOR
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 38.1 sq.m. (410 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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