

## ICKNIELD COURT BIDFORD-ON-AVON ALCESTER



A nicely proportioned, mid terrace bungalow, being situated within a most splendid courtyard setting of like 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 if fully retired or an age of 66 if semi-retired. The accommodation comprises: Reception Hall, lounge, kitchen, two bedrooms, shower room, separate WC, delightful garden to rear and pleasant communal grounds, parking areas and borders. EPC - D.

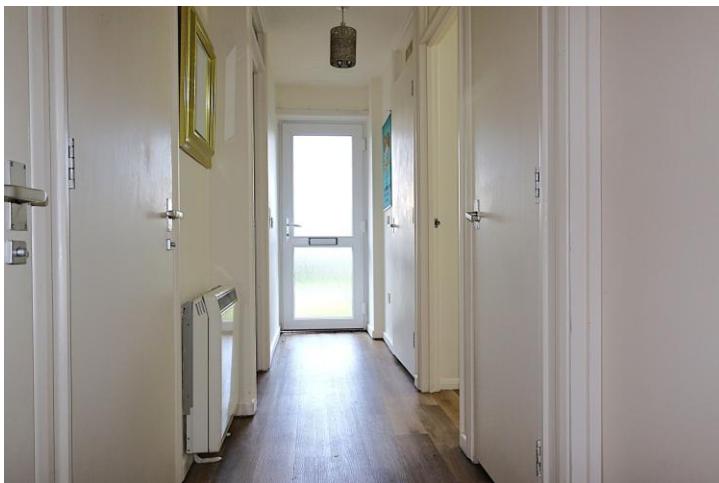
**£165,000 for a 70% share (no rent to pay)**

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# 6 Icknield Court, Bidford-on-Avon, Alcester, Warwickshire, B50 4AZ

## Reception Hallway



## Lounge



## Kitchen



## Shower Room



## Communal Grounds



## Rear Garden



## Communal Parking 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 current lease term is as follows:**

**Lease start date - 24/07/2024**

**Lease term – 99 years from 25 July 2024**

**Lease end date – 25/07/2123**

**Lease term remaining 97 years.**

**The service charge is currently £2,124.03 subject to change in line with the yearly budget. Nil ground rent for upkeep of the communal areas.**

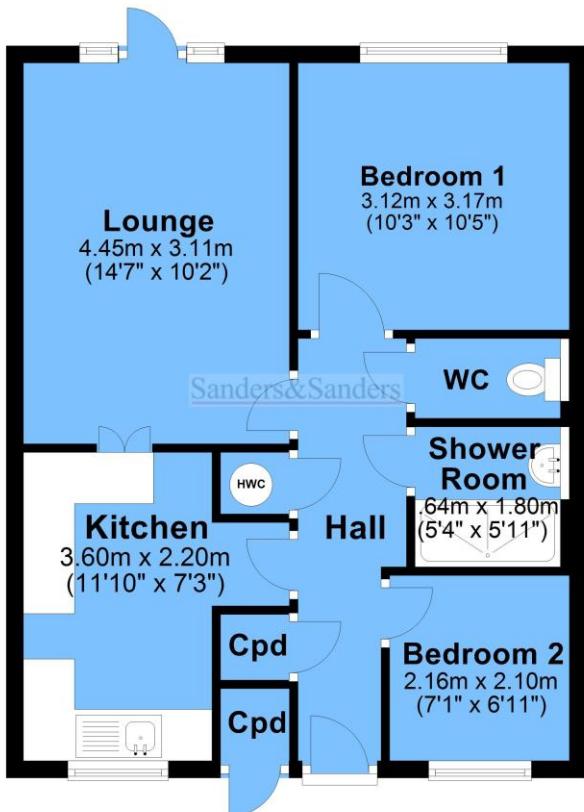
## Agents Notes

**Any prospective purchaser must have a brief interview with the management company to ensure that they reach the 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



Total area: approx. 52.0 sq. metres (559.5 sq. feet)

### Money Laundering Regulations – Identification Checks

**In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders & Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.**