



**1 Bed  
Apartment  
located in**

**56 Alder House Lucas  
Court  
Leamington Spa  
CV32 5JL**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £112,500 FOR  
75% SHARE**

Exciting opportunity to acquire a shared ownership, second-floor purpose-built, one bedroom apartment forming part of this gated and prestigious development, only a short distance from the town centre of Royal Leamington Spa. This spacious accommodation benefits from double glazing and gas central heating together with one allocated car parking space.

Communal entrance hall with staircase rising to the second floor landing.

#### PRIVATE L SHAPED ENTRANCE HALL

with coved ceiling and giving access to the roof space, radiator, deep shelved storage cupboard and further airing cupboard housing the insulated hot water cylinder.

#### L SHAPED OPEN PLAN LIVING ROOM/KITCHEN

19'5" x 15'11" max reducing to 11'6" in the kitchen

There is an extensive run of work surfacing incorporating a one and quarter bowl stainless steel, single drainer sink unit with mixer tap and a further four ring electric hob with electric oven beneath. Range of high level wall cupboards with cooker hood and cupboard housing the FERROLI gaslight central heating boiler.

In the living room area - there is a radiator and window to the front.

#### LOUNGE

#### BEDROOM ONE

13'3" max inc. wardrobes reducing to 9'5" x 12'2"

with double glazed window, radiator and double door fitted wardrobe with hanging rail and shelf.

#### BATHROOM

with white suite panel bath, wash hand basin, low-level WC, radiator, extractor fan and adjustable shower fitted above the bath.

#### WELL MAINTAINED COMMUNAL GARDENS

#### CAR PARKING

We believe the property has one allocated car parking space.

#### GENERAL NOTES

We believe the property is leasehold, lease to be confirmed but believed to be 125 years starting from the 1st of January, 2001.

Ground Rent - 1st 25 Years - £250 per annum, 2nd 25 Years - £500 per annum, 3rd 25 Years - £1,000 per annum, 4th 25 Years - £2,000 per annum.

Management fees are £150pcm.

We understand the property is offered on a 75% OR 95% shared basis.

All applicants will need to apply for approval via Heylo Housing Association.

All main services are believed to be connected.

Viewings are strictly by prior appointment through the agents.

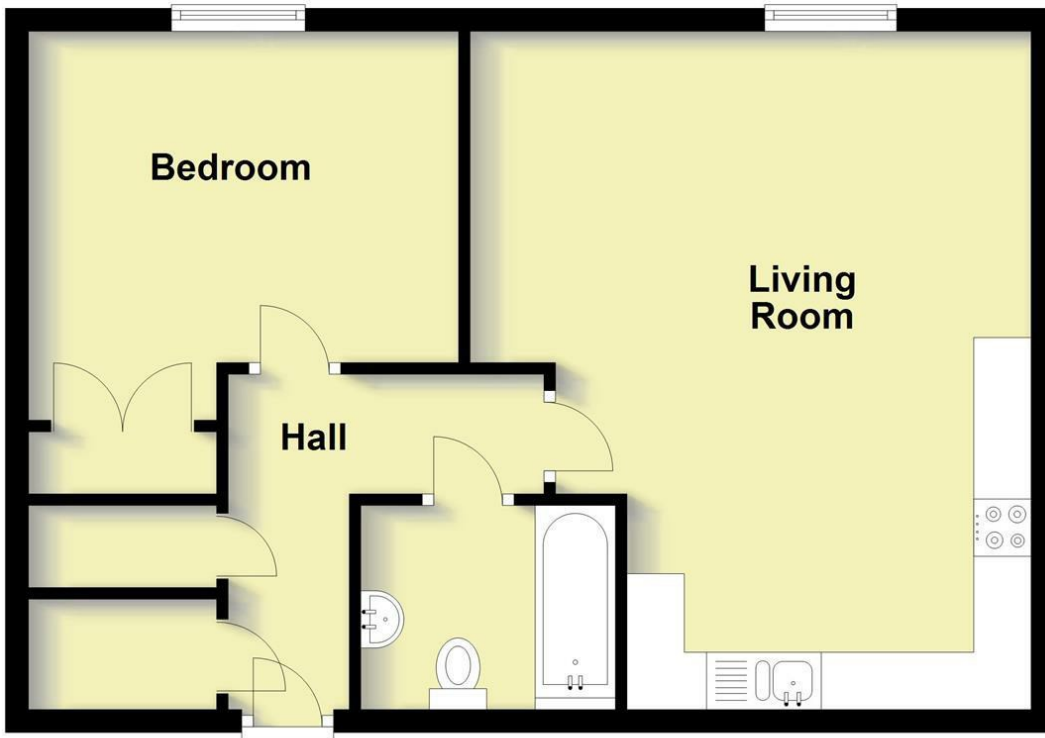
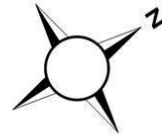


\*\*\*\*\*CHANCE TO GET ON THE HOUSING LADDER - NO RENT PAYABLE ON REMAINING PERCENTAGE - WELL WORTH A LOOK - OPPORTUNITY TO PURCHASE a 75% SHARE (£112,500) OF THIS PROPERTY AND THERE IS ALSO THE OPTION TO PURCHASE 95% AT £142,500 AND NO RENT DUE ON REMAINING 5%.\*\*\*\* - second-floor purpose-built, one bedroom apartment forming part of this gated and prestigious development, only a short distance from the town centre of Royal Leamington Spa. This spacious accommodation benefits from double glazing and gas central heating together with one allocated car parking space.



## Second Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 51.7 sq. metres (556.9 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### DIRECTIONS

### CONTACT

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