



7 Lakeland House, Pickard Street

Warwick CV34 4UU

Guide Price £94,000

7 Lakeland House, Pickard

This purpose built first floor apartment is suitable for those aged 55 years of age and over and is situated within a highly convenient location providing easy access to the centres of Warwick Leamington Spa and local amenities on Emscote Road. The flat is offered for sale with the benefit of no onward chain and has recently been re-decorated throughout whilst also providing gas fired central heating and UPVC double glazing. The accommodation includes a lounge/dining room, well equipped kitchen with modern units, two bedrooms and bathroom. Overall, this is an ideal retirement property offered for sale on the basis of 70% shared ownership with no rent payable on the remaining 30%.

LOCATION

Pickard Street lies around half a mile east of central Warwick, lying off the junction of Emscote Road and Coten End. This is a highly convenient location being within walking distance of local amenities in Coten End which include a Sainsbury's mini market, there also being a large Tesco supermarket on Emscote Road. There is easy access available to the range of shopping and social facilities in the characterful heart of Warwick with Leamington Spa also being easily accessible. The location is also exceptionally well placed for communication links including road links to neighbouring towns, centres and the Midland motorway network with regular rail services operating from Warwick, Warwick Parkway and Leamington Spa serving a wide range of destinations including London and Birmingham.

ON THE GROUND FLOOR

The flat is approached from the rear of the building where an entrance door gives access to:-

ENTRANCE VESTIBULE

From which stairs ascend to:-

FIRST FLOOR LEVEL

LANDING

With walk-in storage/cloaks cupboard, door to built-in airing cupboard which houses the insulated hot water cylinder, central heating radiator, access trap to roof space and door to:-

LOUNGE

4.60m + bay window x 2.84m (15'1" + bay window x 9'4")
With UPVC double glazed bay window, central heating radiator and door to:-

KITCHEN

2.97m x 2.82m (9'9" x 9'3")
Fitted with a range of shaker style panelled units comprising roll edged worktops with tiled splashbacks, 1.5 bowl stainless steel sink unit, numerous base cupboards and drawers together with coordinating wall cabinets to one side, space for cooker, together with space for washing machine and fridge freezer, wall mounted Worcester gas fired boiler and UPVC double glazed window.

BEDROOM ONE

4.75m max x 2.57m (15'7" max x 8'5")
- maximum measurement is to rear of fitted wardrobe.
With large double fitted wardrobe having sliding doors fronting, UPVC

double glazed window and central heating radiator.

BEDROOM TWO

3.30m x 1.98m (10'10" x 6'6")
With UPVC double glazed window and central heating radiator.

BATHROOM

Being partly ceramic tiled with three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, obscure UPVC double glazed window and central heating radiator.

OUTSIDE

FRONT

Immediately to the front of the building is a stocked communal border, whilst the access to the flats themselves is from the rear.

TENURE

The property is of leasehold tenure being sold with the benefit of a new 99 year lease which will commence on completion of the sale. There is no ground rent payable.

Features

First Floor Flat

Suitable for Those Aged 55 and Over

Lounge/Dining Room

Kitchen with Modern Units

Two Bedrooms

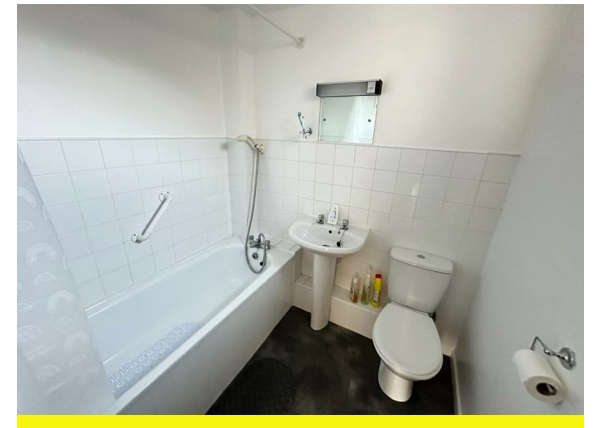
Bathroom

No Chain

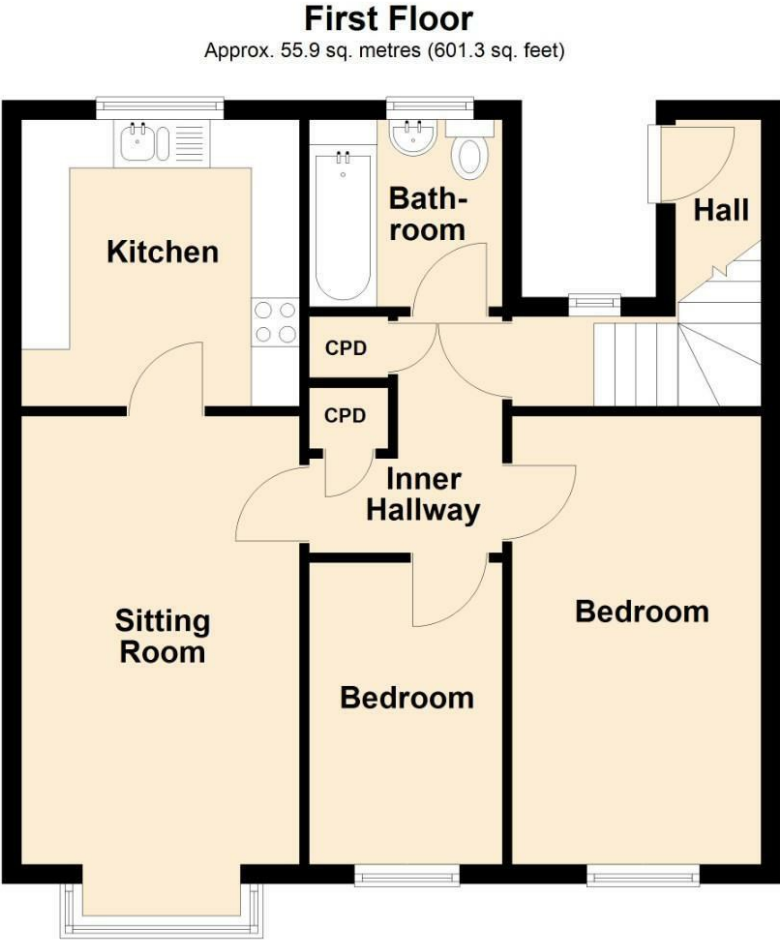
Recently Re-decorated

70% Shared Ownership





Floorplan



Total area: approx. 55.9 sq. metres (601.3 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC