

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.6 sq.m.) 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, structures and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021.



19 Meadow Close  
Redlands Park  
Lighthorne  
Warwick  
CV35 0AG

£115,000 Leasehold

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**SERVICES:** All

**CURRENT COUNCIL TAX BANDING:** A **LOCAL AUTHORITY:** Stratford On Avon

**Important Agent's Note:** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (WHERE APPLICABLE). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)

**rightmove**   
find your happy

 **OnTheMarket.com**

**naea propertymark**  
PROTECTED

 **The Property  
Ombudsman**  
SALES



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



## *Detached two bedroom retirement park home on a popular development for the over 55's.*

**Entrance hallway | Kitchen/dining room | Living room | Two bedrooms | Shower room | Garden | Driveway | Double glazing | Gas central heating**

Located on the Redlands Park development for the over 55's is this well presented two bedroom detached park home benefiting from driveway, pleasant gardens and kitchen/dining area.

### **DESCRIPTION:**

#### **Accommodation:**

Front door.

Hallway: Radiator. Doors to all accommodation.

Kitchen/dining room: Range of base and eye level units. Laminate worktop. Tile splashbacks. Built-in stainless steel sink unit with swan neck tap. UPVC double glazed window overlooking side garden. Built-in oven with four ring gas hob and extractor hood above. Plumbing and space for washing machine. Space for fridge/freezer. Cupboard housing combi boiler. Two radiators. UPVC double glazed window overlooking driveway. Space for a reasonable size dining table. Glazed door through to;

Living room: UPVC double glazed window to front aspect with pleasant view over field. Radiator. UPVC double glazed door and window overlooking side garden.

Bedroom one: Double bedroom with UPVC double glazed window overlooking side garden and water feature. Built-in wardrobes. Radiator.

Bedroom two: Single bedroom with UPVC double glazed window overlooking driveway. Built-in wardrobe. Radiator.

Shower room: Three piece white suite comprising of low level WC, wash handbasin and single shower cubicle with shower over. Fully tiled walls. Radiator. UPVC obscured window to side aspect.

#### **Outside:**

Front: Paved driveway for two/three vehicles. Two slatted areas currently with potted plants and trees. Pathway with gated access to side garden area. Pathway front to back.

Stairs to decked area. Two access points, one to living room and one to front door.

Rear garden: Raised water feature and pond. Slated borders, hardstanding for shed. Large patio area with south facing aspect. Hardstanding for Propane gas cylinder. Pathway leading to driveway.

Prefabricated shed with UPVC double glazed window to rear. Power and light connected.

#### **Agents Note:**

Ground rent: £140.00 per calendar month.

Water and electric paid to freeholder every quarter, approximately £100.00.

