



**New Road  
Studley  
Warwickshire  
B80 7SS**

**Offers in Excess of £82,000**

**bettermove**

# New Road Studley

Bettermove are proud to present this 1 bedroom retirement flat in Studley available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the communal parking area. The council tax band is C.

This is a leasehold property with 107 years remaining on the lease; the ground rent is £197.50 per annum and the service charge is £3,150.94 per annum.

The interior of this well maintained property comprises a spacious living room, fitted kitchen, the main double bedroom and bathroom on the ground floor of the building. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular village of Studley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A435 and many local buses.

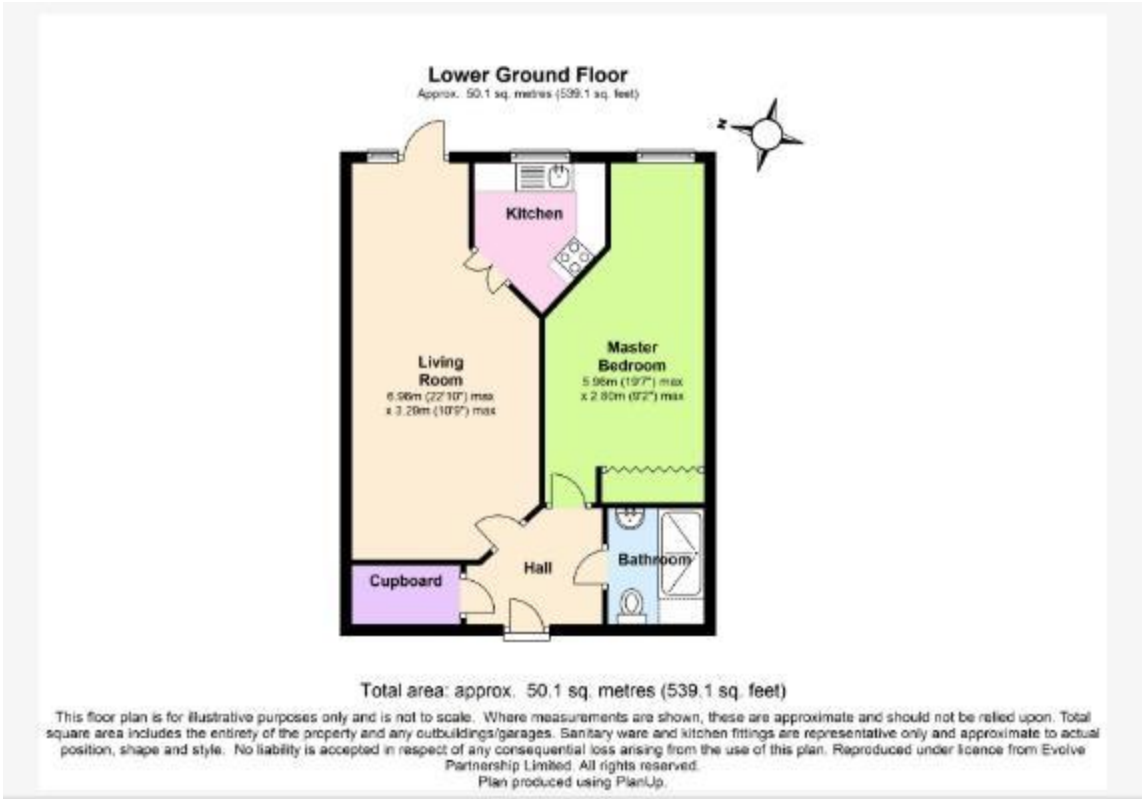
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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