



MALLARD CLOSE SOUTHAM

£180,000
LEASEHOLD

Set at the heart of the thriving market town of Southam, is this immaculately finished two-bedroom apartment. With a wealth of amenities on its doorstep and high-quality fixtures throughout, this home has much to offer its next owners.

MALLARD CLOSE

- Two bedrooms
- Immaculately presented throughout
- Open plan living
- Allocated off road parking
- Perfect first time buy/investment
- Close to local amenities



Set at the heart of the thriving market town of Southam, is this immaculately finished two-bedroom apartment. With a wealth of amenities on its doorstep and high-quality fixtures throughout, this home has much to offer its next owners.

On entering the property, you are welcomed into a spacious hallway which leads off to all rooms within the home. This property briefly comprises of lounge/kitchen/diner, bathroom and two bedrooms.

The heart of the home is based in the open plan, kitchen/diner/lounge which hosts fully fitted and modern kitchen fixtures including an electric hob and cooker as well as an integrated dishwasher and fridge freezer. There is plenty of room for a dining table and separate lounge area which makes the room perfect for entertaining guests.

The master bedroom is a good-sized double room with floor to ceiling windows which flood the room with natural light making it the perfect space to relax in and is conveniently fitted with built in storage. Bedroom two is also a generously sized double room.

The bathroom is finished to a very high standard and compliments the rest of the home perfectly which is complete with a modern, tiled suite including a

shower over the bath.

This lovely home also benefits from central heating and double glazing throughout as well as an allocated parking space to the front of the property. Surrounded by the South Warwickshire countryside and only a short walk from all of the amenities that Southam has to offer, this lovely apartment is in a prime location.

EPC:B

Local Authority: Stratford District Council

Tenure: Leasehold - 118 years left on the lease

Council Tax: B

Ground Rent £150 per annum

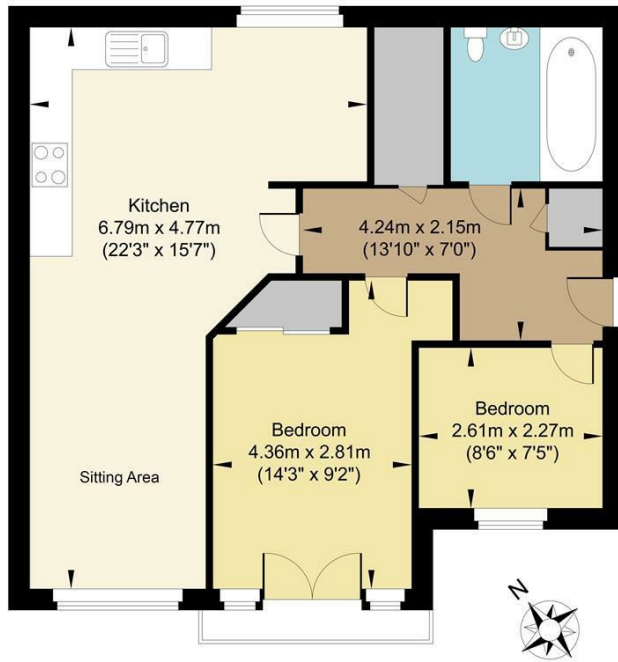
Maintenance: £87.50 approx. (includes buildings insurance)



MALLARD CLOSE



45 Mallard Close, Southam, CV47 2US
 Approx. Gross Internal Area:- 61.24 sq.m. 659.18 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ Denotes restricted head height
 www.dmlphotography.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales
 11 Market Hill
 Southam
 Warwickshire
 CV47 0HF

01926 81 82 88
 support@insidehomeslimited.co.uk
 www.insidehomeslimited.co.uk