



## MANDERS CROFT

SOUTHAM, CV47 0HZ

OFFERS IN THE REGION OF £199,000  
LEASEHOLD

Set at the heart of the highly desirable market town of Southam, is this beautifully presented two-bedroom top floor apartment. With lots of space on offer and finished to a high standard throughout, this lovely home has much to offer its next owner.

# MANDERS CROFT

- Garage • Off Road Parking • En Suite To Master • Two Bedrooms • High Quality Finish • Open Plan Living • Spacious Home • Perfect First Time Buy



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Upon entering the property, you are led into a spacious entrance hall that leads to all other rooms within the home.

At the heart of the home, you will find the open plan kitchen/living/dining area that is flooded with natural light thanks to its four windows. This open plan space offers ample room for a separate living and dining area.

The kitchen is fully fitted with a range of wall and base units and is inclusive of a gas hob, electric oven and under counter space for white goods.

Leading towards the rear of the home you will find the main bedroom that is a generously sized double room that benefits from built in wardrobes and a modern and fully fitted en suite shower room.

Bedroom two is a further good sized double room that would also lend itself to the perfect home office or nursery.

The bathroom is conveniently situated between both bedrooms and is fully fitted with a modern tiled suite

and finished to a high standard in keeping with the rest of the home. This lovely space is complete with a shower over the bath.

This lovely home also benefits from gas central heating, double glazing throughout, off road parking, a large garage that is currently being used as a home gym and two large built in storage cupboards, one of which is being used as extra storage for white goods.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Leasehold (110 years remaining)

Ground rent: £360.48 per annum

Maintenance fee: £2218.73 per annum (includes maintenance of the estate, building insurance, communal cleaning)

Local authority: Stratford Upon Avon District Council

Council Tax Band: B

EPC: C

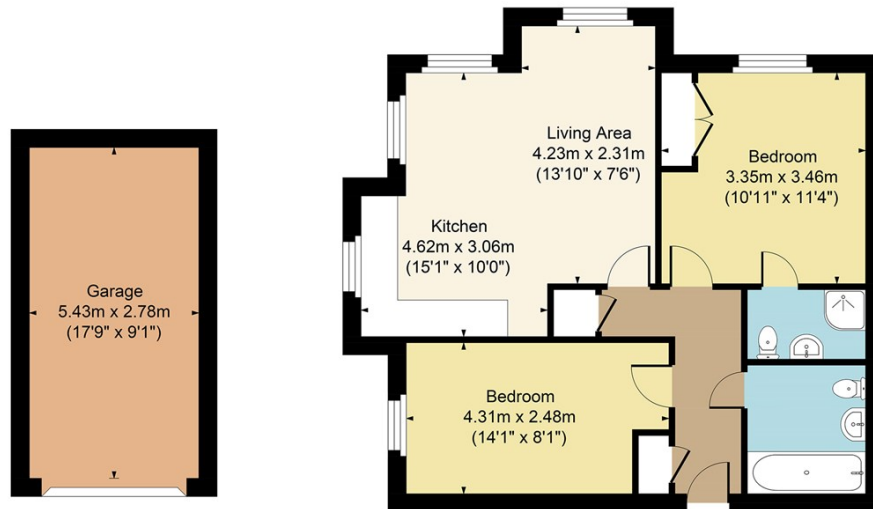




## MANDERS CROFT



**1 Manders Croft Southam CV47 0HZ**  
 Main House Approx. Gross Internal Area:- 55.50 sq.m. 597 sq.ft.  
 Garage Approx. Gross Area:- 15.10 sq.m. 163 sq.ft.  
 Total Approx. Gross Area:- 70.6 sq.m. 759 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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