



MARSTON CROFT

SOUTHAM, CV47 1PX

FIXED PRICE £113,750
LEASEHOLD

AFFORDABLE HOUSING - ELIGIBILITY REQUIREMENTS APPLY

Set on the outskirts of the highly desirable market town of Southam is this one-bedroom ground floor apartment. With lots of amenities on its doorstep and great road links nearby, this lovely home has much to offer its next owners.

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- 1 Bedroom Apartment • Allocated Parking • Affordable Housing • Sold at 75% of Market Value • Perfect First Time Buy • EV Charging Point • Open Plan Living • Ground Floor • Close To Amenities



Upon entering the property, you are welcomed into a communal entrance hallway.

The apartment briefly comprises of an open plan kitchen/living/diner, bathroom and bedroom.

The modern, open plan living area is flooded with natural light and offers separate living and dining areas.

The kitchen is fully fitted with wall and base units and is inclusive of an integrated electric hob, oven and undercounter space for white goods.

This open plan space offers room for a separate living area and breakfast table.

The main bedroom is a good-sized double room, complete with fitted wardrobes.

The bathroom is complete with a modern tiled suite and is complete with a shower cubicle and heated towel rail.

The property is complete with an allocated parking space, gas central heating and double glazing throughout, plus visitor parking and EV charging point.

This lovely home would lend itself to the perfect first time buy or downsize and is offered as an affordable home sold at 75% of market value.

Tenure: Leasehold (245 years left on the lease)

Maintenance Fee: £60 per month

Council Tax Band: A

EPC:C

Local Authority: Stratford On Avon District Council

This property is considered as affordable housing and can only be sold at 75% of the market value.

To Qualify:

Applicants must have a certificate of eligibility confirming that they cannot afford more than the listed property price.

And

A local connection to the Southam Parish, such as currently living in Southam (for a minimum of 12 months), used to live in Southam for a minimum of 3 years, working in Southam for the last 12 months (minimum of 16 hours a week) or has an immediate family member currently living in Southam.

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to

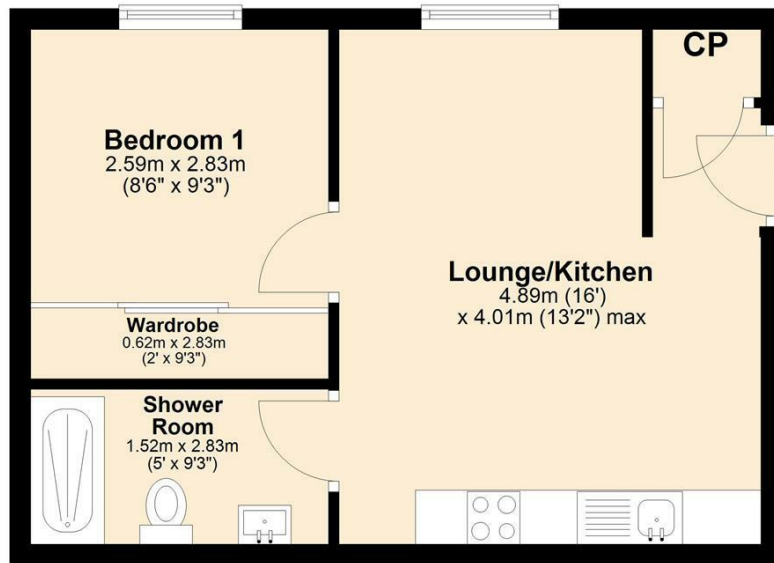


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Ground Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 34.0 sq. metres (366.3 sq. feet)

This plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s)
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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	

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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