



MALLARD CLOSE

SOUTHAM, CV47 2US

GUIDE PRICE £180,000
LEASEHOLD

Situated on the edge of the highly sought-after market town of Southam, this immaculately presented two-bedroom first-floor apartment offers an exceptional opportunity for modern living.

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- 2 Bedroom First Floor Apartment • Open Plan • Beautifully Presented • Allocated Parking • Perfect First Time Buy • Great Investment Opportunity • Close To Amenities • Great Road Links Nearby • No Chain



Situated on the edge of the highly sought-after market town of Southam, this immaculately presented two-bedroom first-floor apartment offers an exceptional opportunity for modern living.

Upon entering the property, you are welcomed into a spacious entrance hallway that provides access to all other rooms within the home.

The open-plan lounge, kitchen, and dining area offers a modern style of living and is bathed in natural light, thanks to double doors that open onto a Juliet balcony.

The kitchen area is fitted with a stylish range of wall and base units and includes integrated appliances such as a electric hob, oven, dishwasher, washer/dryer and fridge/freezer. There is also ample space for a breakfast table and separate living area, making it both functional and inviting.

The main bedroom is a generously sized double, featuring a Juliet-style balcony and built-in sliding-door wardrobes for added convenience and storage.

Bedroom two is a further spacious double, also benefiting from built-in wardrobes for ample storage.

The bathroom is conveniently located near both bedrooms and features a contemporary tiled suite, complete with a shower over the bath and a heated

towel rail.

This attractive property further benefits from a generous storage cupboard, gas central heating, double glazing throughout, and an allocated off-road parking space.

This charming home is ideal for first-time buyers or as an investment property. Surrounded by the beautiful South Warwickshire countryside and with local amenities just moments away, it offers the perfect blend of comfort, convenience, and lifestyle.

Tenure: Leasehold (Approx 117 years remaining)

Ground Rent: £150 per year

EPC: B

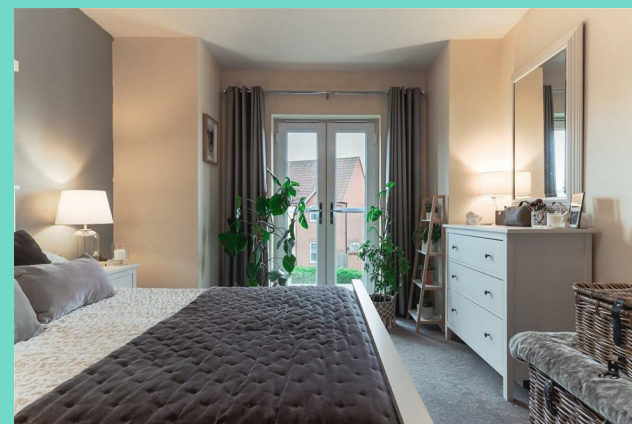
Council Tax Band: B

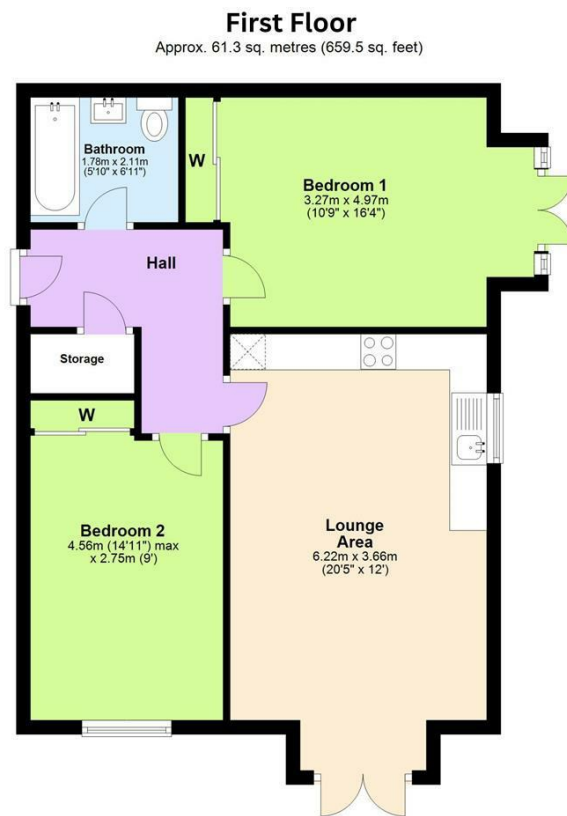
Local Authority: Stratford On Avon District Council

Maintenance Fee: £1094.90 per annum



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Total area: approx. 61.3 sq. metres (659.5 sq. feet)

This plan is for illustrative purposes 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	82	82
(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

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