



Connells

Tithe Lodge Little Park
Southam



Property Description

Connells are delighted to bring to market this immaculately presented TWO BEDROOM APARTMENT. The property briefly comprises of an entrance hall, lounge/diner, BALCONY, kitchen TWO GOOD SIZED BEDROOMS, storage cupboard, WET ROOM & communal areas.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the County town of Warwick, famous Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market selling local produce. There are also a number of public houses & cafes. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

The town has a thriving network of clubs, community groups and recreational activities, a leisure centre, sports clubs from bowling to rambling, Rotary, WI, Lions, Darby & Joan as well as special interest groups including baking, bridge, singing, amateur dramatics, crafts and more.

Tithe Lodge

Tithe Lodge offers a completely different lifestyle when compared with conventional retirement schemes; the emphasis is very much on independent living in your own apartment yet within a community. You would have peace of mind knowing that care is on site as and when you may need it, enabling you to live independently in the comfort of your own home.

Entrance Hall

Communal area leading to front door.

Hallway

Large storage cupboard housing boiler, second storage cupboard with shelving space, alarm call system and doors to:

Lounge/ Diner

17' 1" x 10' 5" (5.21m x 3.17m)

Double glazed windows to the rear aspect and door to the rear aspect which leads to a walk on balcony, radiator and television point, telephone point, intercom and opening into:

Kitchen

10' 5" maximum x 8' 1" maximum (3.17m maximum x 2.46m maximum)

Fitted kitchen with wall and base units with work surface over, incorporating one and half bowl stainless steel sink/drain unit, integrated electric oven and inset to work surface electric hob with cooker hood over, integral fridge/freezer and part tiled walls.

Bedroom One

14' 6" maximum x 10' 9" maximum (4.42m maximum x 3.28m maximum)
Double glazed window to the rear aspect, radiator, television point and telephone point.

Bedroom Two

11' 3" x 7' 8" (3.43m x 2.34m)
Double glazed window to the rear aspect, radiator, television and telephone point.

Wet Room

Wet room fitted with large shower screen separating the shower area with electric shower, wash hand basin, low level WC, fully tiled walls to shower area, extractor fan and radiator.

Vendors Notes

Shared-ownership, two-bedroom flat in a retirement complex in Southam. The lease is for 125 years with an unexpired term of 118 years. The equity share held is the maximum permissible (99%).

Monthly charge amount of £590.47 approx. That sum comprises:

Rent £8.51 approx.

Well-being charge (24-hour monitoring, alarm call system etc) £78.00 approx.

Service/estate charge £228.18 approx.

Utility charge (water, gas electricity) £105.90 approx.

Ground rent £12.50 approx.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: B

view this property online connells.co.uk/Property/STH104121

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH104121 - 0006