



Connells

Bridge Court Banbury Road
Southam



Property Description

Connells are delighted to bring to market this well-presented ONE-BEDROOM GROUND FLOOR APARTMENT. The property briefly comprises of an entrance hall, lounge, kitchen, GOOD SIZED BEDROOM, storage cupboard, bathroom, ALLOCATED PARKING & communal gardens.

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 historic town of Warwick, famous William Shakespeare's hometown of 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.

Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Approach

Paved path leading to communal timber door accessed via secure telephone entry system.

Entrance Vestibule

Communal timber and glass door to communal gardens to rear. Door to:

Entrance Hall

Security entry phone, doors to storage cupboards, bathroom, bedroom, lounge and kitchen.

Lounge

10' x 9' 8" (3.05m x 2.95m)

Television aerial socket, wall mounted heater. Window to front.

Kitchen

7' 1" x 6' 9" (2.16m x 2.06m)

Refitted with a range of wall and floor units with roll edge work surface incorporating single bowl single drainer sink unit with mixer tap over, built in under work surface electric oven, four ring electric hob inset to work surface with extractor hood over. Window to front.

Bedroom

9' 8" Maximum x 8' 9" (2.95m Maximum x 2.67m)

Double glazed windows to the rear aspect overlooking the communal gardens. Carpeted floor and electric panel heater.

Bathroom

Fitted with modern white suite comprising low level WC, pedestal wash hand basin, panel bath with shower over and glass shower screen, part tiled walls. Window to the front aspect.

Outside

Allocated parking space, communal gardens with clothes drying area.

Agent Notes

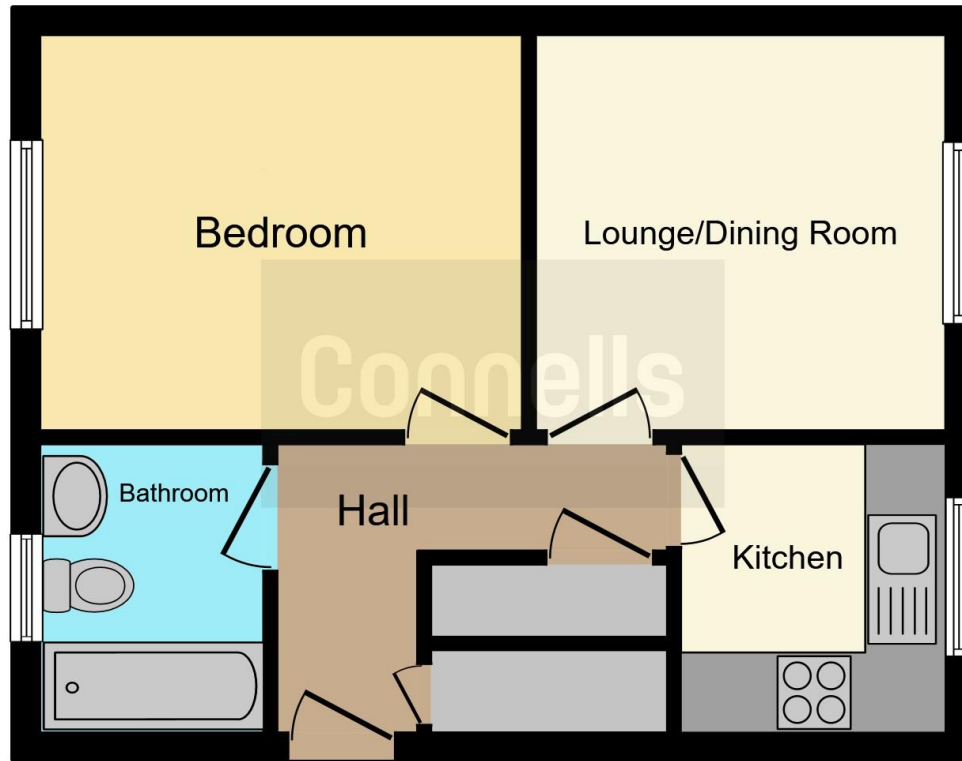
Ground rent £60 per year Approx.

Service Charge £900 per year Approx.

Length of lease is 99 years from 29th September 1986 with 62 years currently remaining.

The lease can be potentially extended further please contact the branch to discuss further.





This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/STH104333

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1986. 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.

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