



Connells

Chestnut Place
Southam



Property Description

Connells are delighted to bring to market this TWO BEDROOM GROUND FLOOR APARTMENT situated within 0.2 miles of Southam Town Centre's amenities. The property briefly comprises of a communal entrance, kitchen, lounge/diner, two bedrooms & bathroom.

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 & Rugby, where you will find mainline railway links to take you into Birmingham & 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. Southam has a range of shops including a hardware shop, pharmacy, newly built library, hairdressers, local grocery shop as well as larger supermarkets. There are also a number of public houses & cafes, post office, banks, doctor's surgeries, health clinic & dentists.

Approach

On approach to the building it has visitors parking, access to communal gardens and entrance to the integral garages. In addition, there is a private allocated parking space adjacent and in view from the apartment.

Communal Entrance

The communal entrance has intercom entry, door to communal gardens and wide stairs leading to other apartments. Front door to:

Entrance Hall

Radiator, airing cupboard, storage cupboard and door to;

Kitchen

6' 5" x 10' 5" (1.96m x 3.17m)

Fitted kitchen with wall and base units, work surface over including sink with drainer, electric hob with cooker hood over. Part tiled walls, double glazed window to side aspect. Space for washing machine and fridge freezer.

Lounge/ Diner

15' 11" x 10' 5" (4.85m x 3.17m)

Fully carpeted. Double glazed window to the rear aspect. TV and telephone points and radiator.

Bathroom

Double glazed window to the front aspect. Fitted suite with panel bath and shower, hand wash basin and low-level W/C, partly tiled walls and heated towel rail.

Bedroom One

15' 1" x 9' 1" (4.60m x 2.77m)

Double bedroom, radiator, carpeted with double glazed window to the front aspect.

Bedroom Two

9' 1" x 6' 5" (2.77m x 1.96m)

Bedroom with radiator, carpeted and a double glazed window to the front aspect.

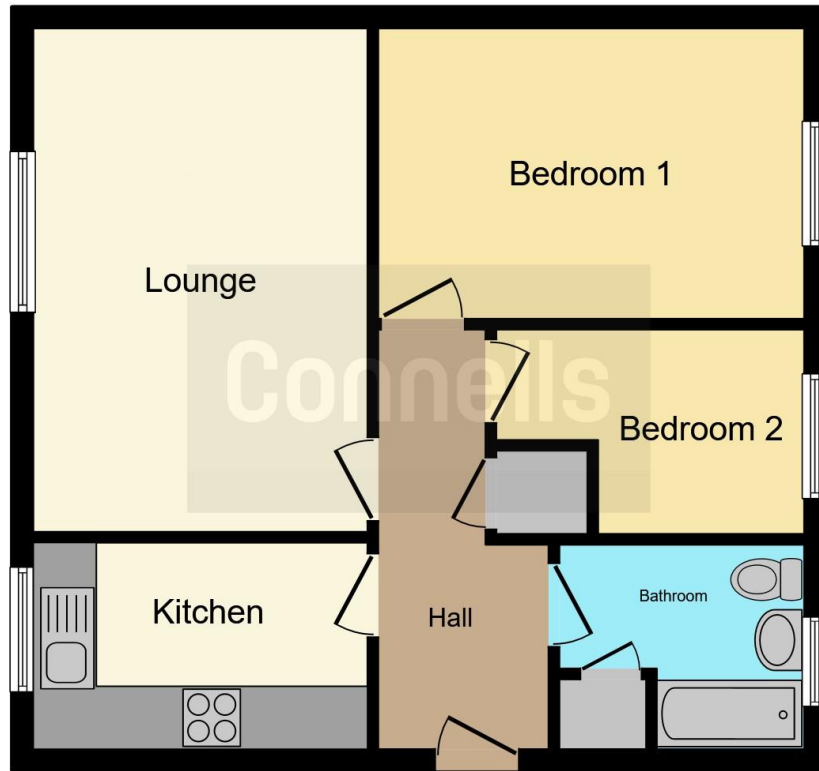
Communal Gardens

The communal gardens are beautifully maintained, they are mainly laid to lawn with pathways leading to the residents' clothes drying area and various entrances.

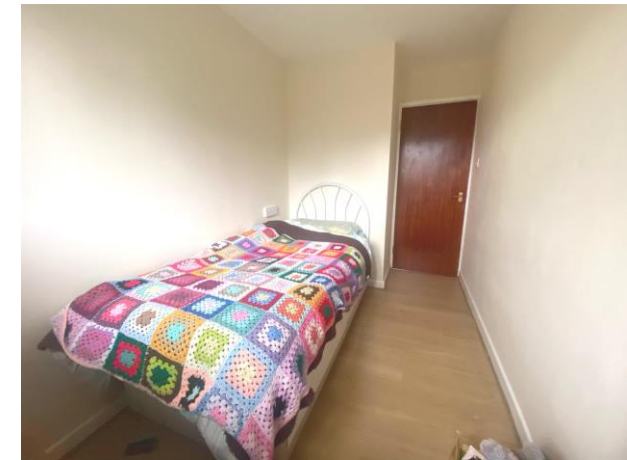
Agent Notes

We are currently compiling the leasehold information and will be available shortly.





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: C

view this property online [connells.co.uk/Property/STH104382](https://www.connells.co.uk/Property/STH104382)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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