



Connells

Mallard Close
Southam



Property Description

Connells are delighted to bring to market this immaculately presented TWO BEDROOM TOP FLOOR APARTMENT. The property briefly comprises of an entrance hall, OPEN-PLAN lounge-kitchen-diner, TWO GENEROUSLY SIZED BEDROOMS, 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

The property has a pathway alongside leading to the communal entrance, there is also a bicycle store, allocated parking space and visitor parking.

Communal Entrance

The communal entrance has intercom entry.

Entrance Hall

Door to side aspect. Storage cupboards and radiator.

Open Plan Lounge/Kitchen/Diner

20' 4" x 12' 1" (6.20m x 3.68m)

Double glazed double doors with a Juliet balcony to front aspect. Fitted with wall and base units with work surfaces over, one & half sink & drainer unit. Integrated electric oven and hob with cooker hood, integrated fridge/freezer and washing machine, Vinyl flooring and radiators.

Bedroom One

14' 4" x 10' 10" (4.37m x 3.30m)

Double glazed double doors with a Juliet balcony to front aspect. Built in wardrobes, carpeted flooring and a radiator.

Bedroom Two

15' 1" x 7' (4.60m x 2.13m)

Double glazed window to the front aspect. Built in wardrobes, carpeted flooring and a radiator.

Shower Room

Fitted with white suite comprises low level WC, wash basin and shower cubicle with shower, the walls are part tiled with a heated towel rail, extractor fan, shaver point & Vinyl flooring,

Allocated Parking

Allocated parking.

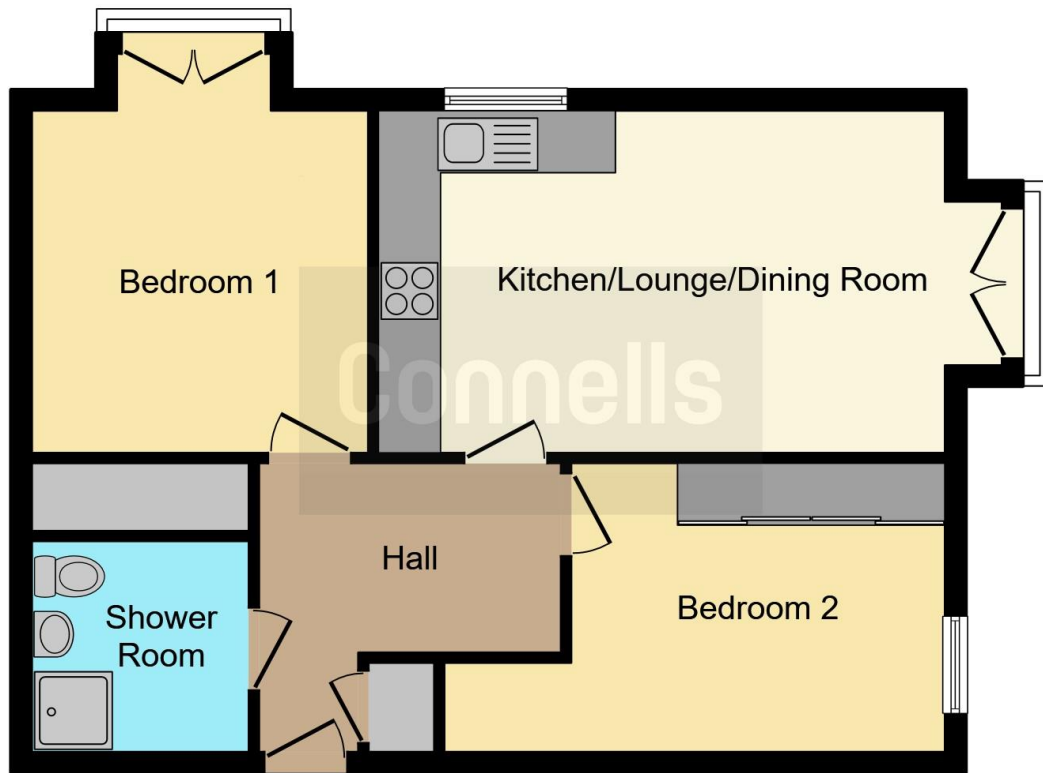
Communal Green/ Garden

Ideal for the relaxing outside or for children to play on.

Vendor Notes

Ground rent and Service Charge £1042.43 per year Approx.
Length of lease is 125 years with 118 remaining.





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: B

view this property online connells.co.uk/Property/STH103937

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

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