



Connells

Mallard Close
Southam



Property Description

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 faces out onto a communal gardens with 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

The entrance hall has been tastefully decorated, the floors are carpeted, there is an intercom system and doors leading to the living/kitchen/diner, both bedrooms, bathroom and a good sized storage cupboard x2. There are also ceiling lights and a radiator.

Lounge/ Kitchen/ Diner

15' 8" x 22' 1" (4.78m x 6.73m)

The stunning living/kitchen/diner has an open space feel that compromises of laminate

flooring in the kitchen and carpet in the living room. The Kitchen area has cream gloss wall and base units with a sink & drainer. There is an integrated hob, oven, hood, washing machine, dishwasher and fridge freezer. There are spotlights, window to rear and 2 radiators.

Bedroom One

14' 2" x 9' 3" (4.32m x 2.82m)

The master bedroom has floors which are carpeted, there is a radiator, and a Juliet Balcony to the front aspect, with ceiling lights.

Bedroom Two

8' 7" x 7' 5" (2.62m x 2.26m)

Bedroom 2 has a carpeted floor, radiator, ceiling light and window to front aspect.

Bathroom

The modern bathroom has laminate flooring with splash back tiles, the white suite comprises of a low level WC, wash basing and bath with shower above & screen. There is also a heated towel rail and shaver socket.

Allocated Parking

Allocated parking space in front of the property for one to two cars.

Communal Green/ Garden

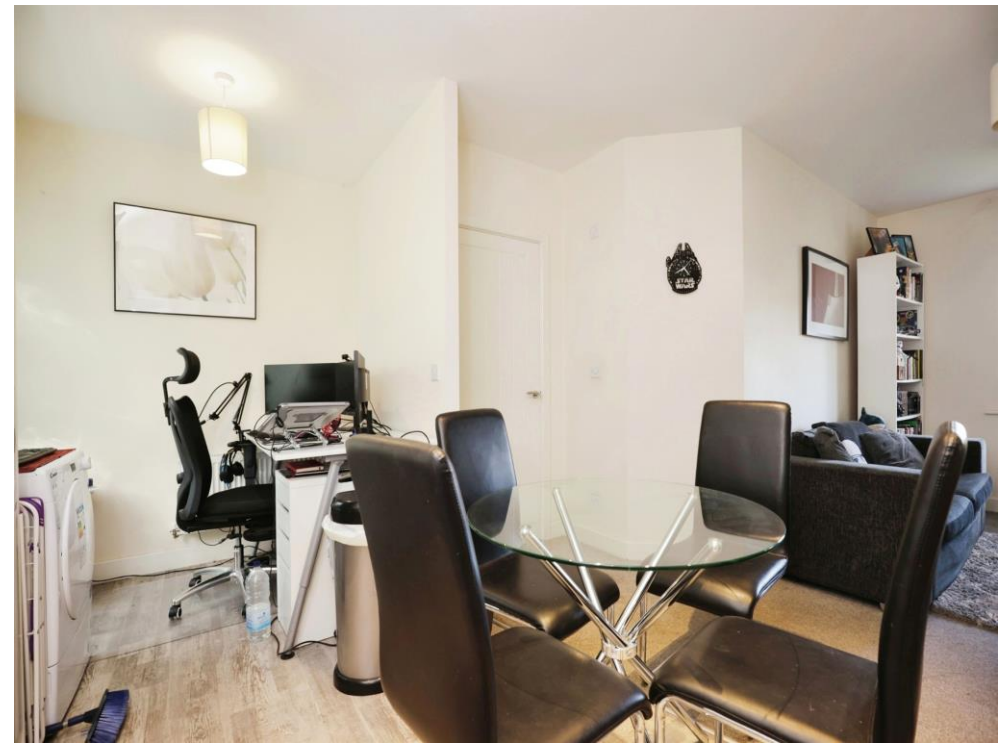
The communal green space is ideal for the summer months and to sit outside.

Vendor Notes

Ground rent £10.00 per month Approx.
Service Charge £81.00 per month Approx.

Length of lease is 125 years with a

122 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

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: A

view this property online connells.co.uk/Property/STH104541

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.

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

Property Ref: STH104541 - 0007