



**Connells**

Manor Court  
Fenny Compton Southam



## Property Description

This competitively priced and well presented 2 bed flat is an ideal 1st time buyer or investor property.

Benefitting from a recent refurbishment including a new kitchen with large integrated fridge/freezer, energy efficient ceramic hob and integrated oven. The bright modern bathroom benefit from a heated towel rail, twin head shower and waterfall taps. A new energy efficient water tank installed less than 1 year ago. Offered with vacant possession and no chain.

The village of Fenny Compton nestles between the Oxford Canal and Burton Dassett Hills and the surrounding countryside, benefiting from a Co-op store, canal side public house, The Merrie Lion village Inn, Church and primary school. Conveniently situated approximately 8 miles North of the market town of Banbury and 7 miles South of the vibrant historic market town of Southam, which offers comprehensive town amenities, providing a selection of supermarkets, post office, library, primary and secondary schools, restaurants, public houses and a leisure centre with swimming pool. Conveniently situated for Leamington Spa and Warwick where you will find comprehensive additional shopping facilities. Travel links are excellent, with easy access to both the M40 and M1, trains from Leamington Spa, Coventry, Rugby and Banbury into London. Leisure facilities locally include Draycote Water for sailing and Warwick and Stratford offer golf and racing.

## Approach

Positioned close to the heart of Fenny Compton village, shared pathway leading to this purpose built ground floor flat in more detail comprises of front door to:

## Lounge

Double glazed windows to the side aspect. Television aerial point, wooden flooring, electric storage heaters and electric fire place.

## Kitchen

Double glazed window to the rear aspect. Re-fitted kitchen with a range of wall and base units with work surface over incorporating stainless steel bowl and single drainer sink unit with mixer tap, part tiled walls, integrated fridge freezer, oven and hob.



## Bedroom One

Double glazed window to the side aspect. Fitted wardrobe, a radiator and television aerial point.

## Bedroom Two

Irregular shape. Double glazed windows to the side aspect. Fitted wardrobe and electric storage heater.

## Bathroom

Re- fitted bathroom with panel bath with shower over, vanity hand wash basin, low level WC, part tiled walls and floor and heated towel rail.

## Vendor Notes

Modern wood flooring throughout.

Leasehold Information

Lease 125 years

Years left on lease 122 years TBC

Ground Rent: TBC

Service Charge:TBC) includes building insurance.





To view this property please contact Connells on

**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
SOUTHAM CV47 0EA

**EPC Rating: E**

**view this property online [connells.co.uk/Property/STH104734](https://connells.co.uk/Property/STH104734)**

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.

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