



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 garden 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

There are doors to the kitchen/dining/living room, both bedrooms, bathroom and a storage cupboard. A radiator and loft access.

Kitchen/ Dining/ Lounge

Fitted wall and base units with integrated oven and hob with cooker hood, space and plumbing for a dishwasher, integrated washer/dryer & fridge/freezer. There is one sink & drainer unit and a radiator. Central heating boiler and door to hallway.

Bedroom One

A Juliet balcony with double glazed window to the front aspect. Radiator and TV point.

Bedroom Two

Double glazed windows to the front aspect and a radiator.

Parking

One allocated parking space.

Vendors Notes

Ground rent and Service Charge £1042.43 per year Approx.
Length of lease is 125 years with 117 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

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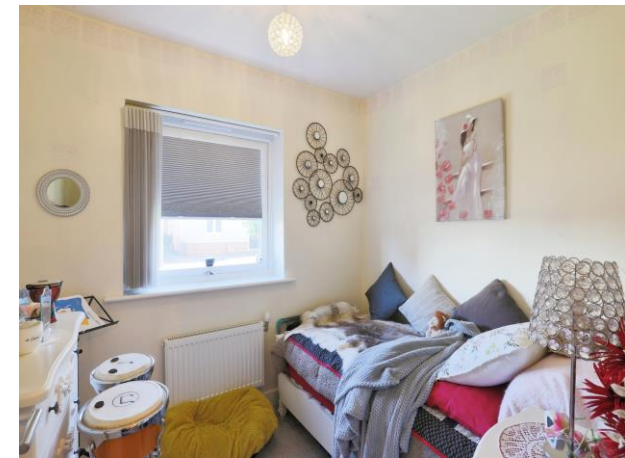
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EPC Rating: B

view this property online connells.co.uk/Property/STH104806

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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