



Connells

Mallard Close
SOUTHAM



Property Description

Situated in a close this property is just a walk away from Southam's charming town centre, offering both convenience and a strong sense of community.

Location:

Southam is a thriving, historic market town ideally located on the A423 between Coventry and Banbury, with excellent connections to Royal Leamington Spa, Warwick, Stratford-upon-Avon, Gaydon, Daventry, and Rugby. Mainline rail links from nearby towns provide direct routes to Birmingham and London, and the area enjoys easy access to the M40, M6, M69, and M1 motorway networks.

Local Amenities:

Southam boasts a range of local shops, supermarkets, cafes, public houses, and takeaways. A weekly market which offer locally sourced produce and goods. The town also features: Modern library, post office, and banking facilities. Doctor's surgeries, health clinic, and dentists. Well-equipped Leisure Centre and various sports clubs. Numerous community groups and social clubs

Education:

The town offers excellent educational options with three primary schools: Southam Primary School, St Mary's Catholic School, St James C of E School and the highly regarded Southam College is rated Outstanding by Ofsted. For private education, nearby options include Princethorpe, Rugby, Warwick, and Leamington Spa.

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

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

Kitchen/ Dining/ Living Room

24' 3" x 11' 11" (7.39m x 3.63m)

Double glazed window to the side aspect and double doors with a Juliet balcony. Fitted wall and base units with integrated oven, induction hob, hood, dishwasher, washer/dryer & fridge/freezer. There is a one and half sink & drainer unit, laminate flooring and a radiator.

Main Bedroom

17' 6" x 9' 10" (5.33m x 3.00m)

Double glazed window to to rear aspect. Carpeted floor and radiator.

Bathroom

Fitted with white suite comprises low level WC, wash basin and bath with shower and screen, the walls are part tiled and there is a heated towel rail and tiled flooring,

Bedroom Two

12' 5" x 7' 10" (3.78m x 2.39m)

Double glazed window to the front aspect, A radiator and carpeted floor.

Communal Green/ Garden

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

Vendor Notes

Management Fee/Service charge: £1244.88 per year approx. which includes both buildings insurance and ground rent.

Lease is 125 years from 1st January 2017.





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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84 Coventry Street
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EPC Rating: B

Council Tax
 Band: B

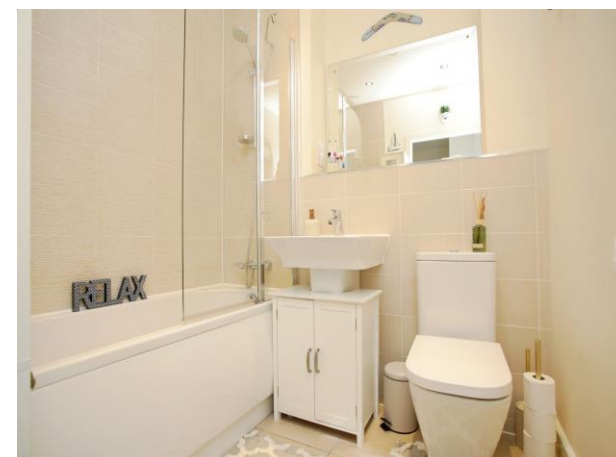
Service Charge:
 1094.88

Ground Rent:
 150.00

Tenure: Leasehold

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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.



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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