



Willow Gardens Southam CV47 1HG

for sale
£150,000



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.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

Entrance Hall

Carpeted floors, door to the front, access to storage cupboard, storage heater and doors to leading to all rooms in the apartment.

Living Room/ Dining Area

20' 1" x 10' 11" (6.12m x 3.33m)

Double glazed dual aspect windows to the front and rear and overlooking the gardens, space for dining room table, telephone and television points and storage heater.

Kitchen

8' 11" x 7' 4" (2.72m x 2.24m)

Fitted wall and base units, double glazed window, 1 bowl sink with drainer, work surfaces, partly tiled walls plus space/ plumbing for; washing machine, dishwasher, fridge freezer and oven/ hob.



Bedroom One

10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed window overlooking the gardens, plenty of fitted storage/ wardrobes and storage heater.

Bedroom Two

8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window overlooking the garden, telephone point and storage heater.

Bathroom

Double glazed privacy window to the front, double walk-in shower unit with electric shower, vanity unit, low level WC, fully tiled floors and walls.

Notes

The apartment comes with an allocated parking space to the side along with a garage. The tenure is flying freehold and the estimated ground rent and service charges are believed to be £120 per calendar month. The furniture and appliances could be included within the agreed sales price if requested. For more information please contact us on 01926 81 55 00

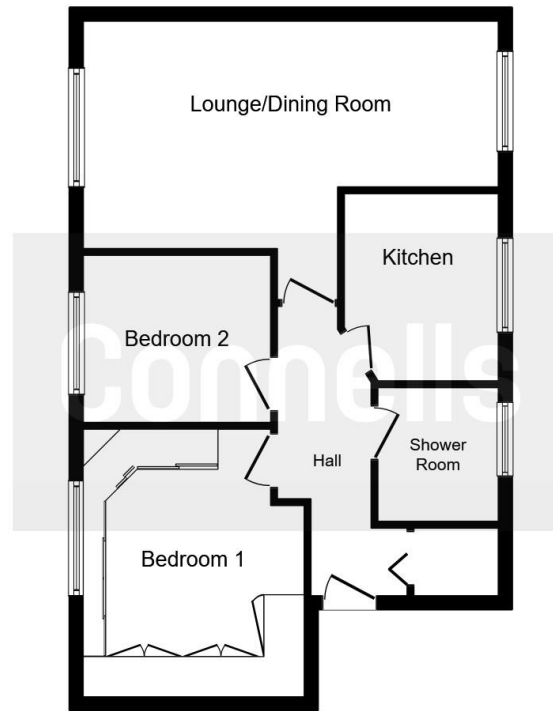
Communal Grounds

Full wrap around gardens are there for all residents to enjoy with gorgeous views onto the River Stowe and also provide communal washing lines.









Floor Plan

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).
Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: C

Tenure: Leasehold

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Lease details are currently being compiled. For 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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Property Ref: STH103228 - 0004