



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

Storage cupboards, radiator and laminate flooring.

Lounge/ Kitchen/ Diner

20' 5" x 12' 1" (6.22m x 3.68m)

Double glazed double doors with a Juliet balcony to front. Fitted with wall and base units with work surfaces over, one & half sink & drainer unit. Integrated electric oven and hob with cooker hood, integrated fridge/freezer and washer/dryer, laminate flooring and radiators.

Bedroom One

37m x 3.28m)

Double glazed double doors with a Juliet balcony, carpeted floor and a radiator.

Bedroom Two

15' 1" x 9' (4.60m x 2.74m)

Double glazed window, carpeted floor and a radiator.

Bathroom

Fitted with white suite comprises low level WC, wash basin and bath with shower and screen, the walls are part tiled with a heated towel rail, extractor fan and shaver point.

Allocated Parking

Allocated parking space for one car.

Communal Green/ Garden

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

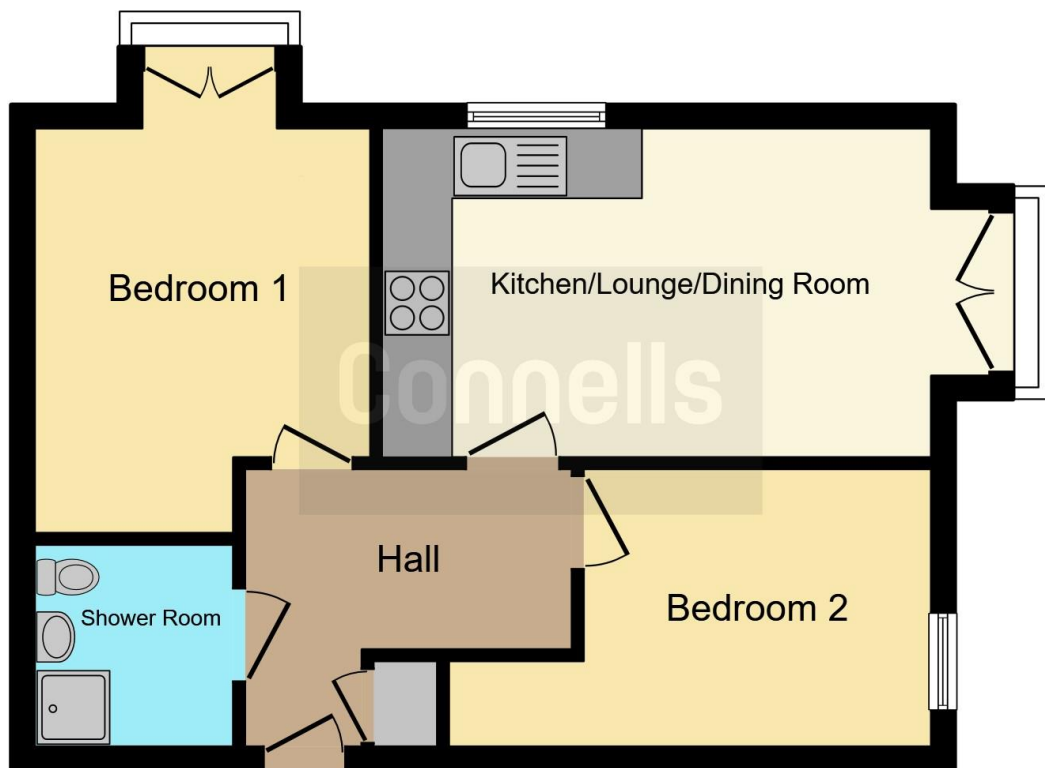
Vendor Notes

Ground rent £150 per year Approx.

Service Charge £87.00 per month Approx.

Length of lease is 125 years with a 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

To view this property please contact Connells on

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EPC Rating: B

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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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