



Connells

White Lias Way
Upper Lighthorne Leamington Spa



Property Description

Modern TWO BEDROOM, apartment conveniently located in the the village of Upper Lighthorne. Benefiting a modern open plan lounge/kitchen/diner with a range of integrated appliances, UTILITY ROOM, bathroom, EN SUITE and allocated parking! CONTACT US NOW AT ARRANGE YOUR VIEWING!!

Introduction

Nestled in the heart of the Warwickshire countryside, Upper Lighthorne is a brand new development providing a beautiful range of 2, 3, 4 and 5 bedroom homes in a stunning location surrounded by plenty of green open space.

Upper Lighthorne is a new village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Located just a mile from the M40, providing an easy commute to Stratford, Birmingham, Oxford and London.

Entrance Hall

Welcoming entrance hall having radiator and doors to both bedrooms, Kitchen, bathroom and Utility.

Bedroom One

12' 2" x 11' 4" MAX (3.71m x 3.45m MAX)
Having two double glazed windows to the side elevation, radiator and door to;

En Suite

Partly tiled shower room having white suite comprising low level WC, pedestal wash hand basin, extractor fan, white heated towel rail and obscure double glazed window to the side elevation:

Bedroom Two

10' 5" MAX x 9' 2" MAX (3.17m MAX x 2.79m MAX)
Having radiator and double glazed window to side elevation;

Open Plan Kitchen/Lounge

12' 7" x 20' 5" (3.84m x 6.22m)
Light and airy open plan Kitchen/Living area having Amtico flooring throughout with fully fitted kitchen comprising modern wall and base units with complimentary work surfaces over, inset stainless steel sink and drainer unit, integrated electric oven with gas hob and extractor hood, integrated dishwasher and fridge freezer, having ample space for dining area and lounge. Having double glazed windows to rear and side elevations and french doors opening to a Juliet balcony to the side elevation.

Bathroom

Partly tiled bathroom having white suite comprising low level WC, wash hand basin, bath with shower over, extractor fan, white, heated ladder towel rail and obscure double

glazed window to the side elevation;

Utility

Having useful storage wall unit, work surface, space and plumbing for washing machine, extractor fan and double glazed window to rear elevation;

Outside

Parking

Having two allocated parking bays.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

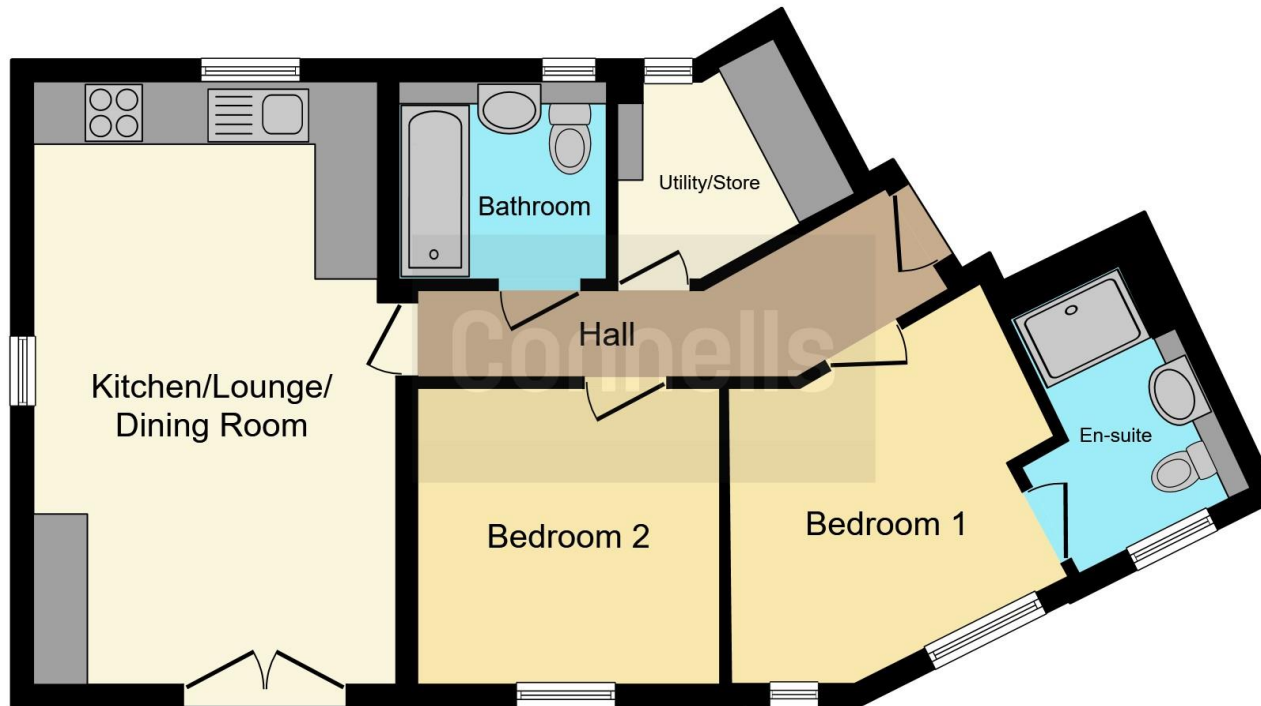
Viewings

Strictly by prior appointment via the selling agent.









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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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE103531

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Oct 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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