



**Connells**

White Lias Way  
Upper Lighthorne Leamington Spa

# White Lias Way Upper Lighthorne Leamington Spa CV33 8AB

for sale offers over  
**£215,000**



## Property Description

Modern TWO BEDROOM, GROUND FLOOR 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, and allocated parking!

Situated in a sought after location in Lighthorne Heath village, Which is due to go through a large redevelopment, including the addition of a new school, doctors surgery, supermarket and community centre, all close to the property. all withing a short drive to leamington spa, warwick and banbury,

## 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, Amtico floorings, Kitchen, bathroom and Utility.

## Bedroom One

9' 8" Max x 10' 1" Max ( 2.95m Max x 3.07m Max )

Having two double glazed windows to the side elevation, fitted shutters, built in wardrobes, radiator and door to;

## Bedroom Two

10' 6" Max x 9' 8" Max ( 3.20m Max x 2.95m Max )

Having radiator, built in wardrobes, fitted shutters and double glazed window to side elevation;

## Open Plan Kitchen/Lounge

20' Max x 11' 6" Max ( 6.10m Max x 3.51m Max )

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, fitted shutters and double glazed bay window 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, fitted shutters, heated ladder towel rail and obscure double glazed window to the side elevation;

## Utility

6' 4" x 8' 2" ( 1.93m x 2.49m )

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

## Outside

## Parking

Having two allocated parking bays.

## Council Tax

Local Authority: Stratford District Council  
01789 267575

[www.stratford.gov.uk/council/bandings.cfm](http://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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
 WELLESBOURNE CV35 9QP

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBE103774](http://connells.co.uk/Property/WBE103774)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 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.

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