



BLOXHAM WAY, LEAMINGTON SPA, CV31 1WD







## Property Description

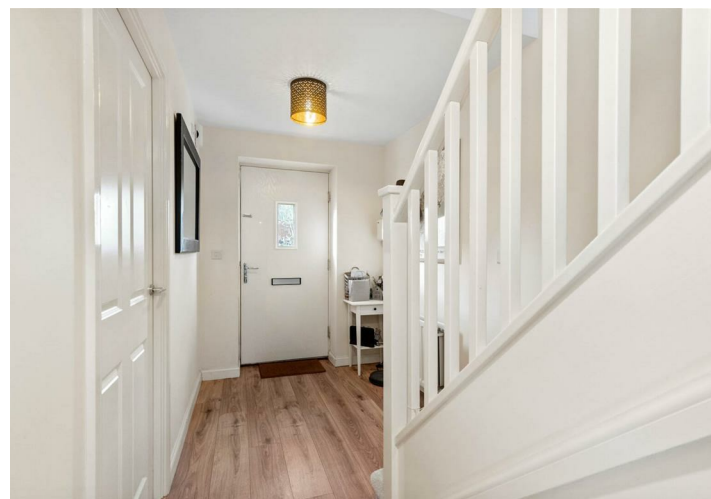
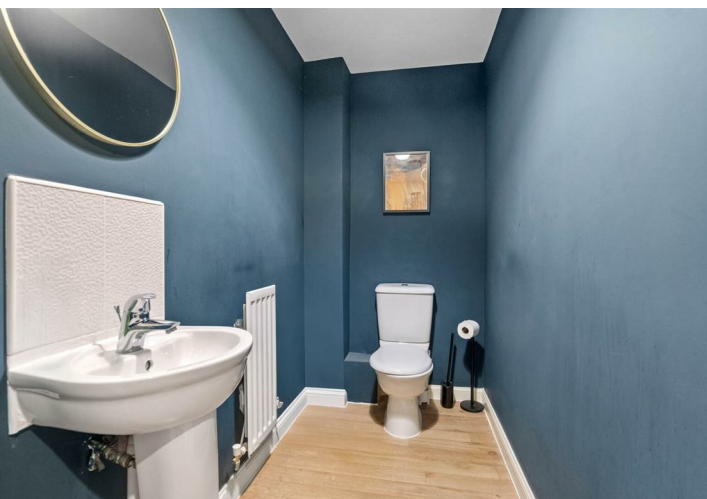
\*\*\* IDEAL FIRST PURCHASE TO GET ONTO THE PROPERTY LADDER \*\*\* Positioned just outside the popular parish of Radford Semele, this semi detached home is less than 10 years old. One of the first homes to be occupied when the site was being built, this home is close to open parkland and children's play-area. Radford Semele benefits from a village shop and post office, public house and the popular Radford Semele CofE primary school.

The property itself benefits in brief; wide entrance hall, kitchen with wall and floor mounted units, downstairs W/C with living / dining room at the back of the property which has access out onto a private garden. On the first floor there are two generous double bedrooms along with a family bathroom with shower over bath.

To the front of the property is off street parking for two cars. The property is fully double glazed and fitted with gas central heating.

The rent payable based on a 25% ownership £589 per calendar month with other minor charges applicable. We have in writing from Bromford Homes that there are 117 years remaining on the lease. Further information about eligibility of all prospective buyers is included in the links below.

There is the option to purchase additional equity in this property. 50%, 75% and 100%. Please note the rent payable on the remaining balance per month would reduce to reflect the amount of shares owned.









## Key Features

- Advertised price is 25% Share of Ownership
- 50%, 75%, 100% ownership options available
- Property still benefits from NHBC warranty
- Village location
- Off street parking
- Kitchen
- Living room
- Two double bedrooms
- Family bathroom
- Private rear garden

**Local Authority** – Warwick

**Council Tax** – Band C

**Tenure** – Leasehold



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## Additional Information

### Bromford Homes

Is a housing association that for the past 60 years has provided affordable homes for people who can't access market housing. With more than 110,000 customers living in our existing 46,000 homes, we plan to build a further 11,000 new houses, bungalows and apartments, providing homes to thousands more people.

### Monthly Charges

The below charges are based on a 25% ownership basis and have been provided by Bromford Homes 25th November 2025

Rent charges £589.63

Service charge £21.14

Building Insurance £12.64

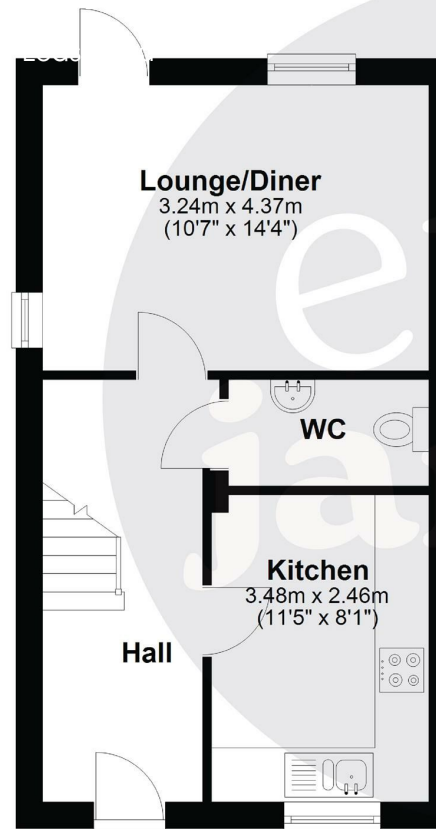
Management fee £5.07

Lease term remaining 117 Years



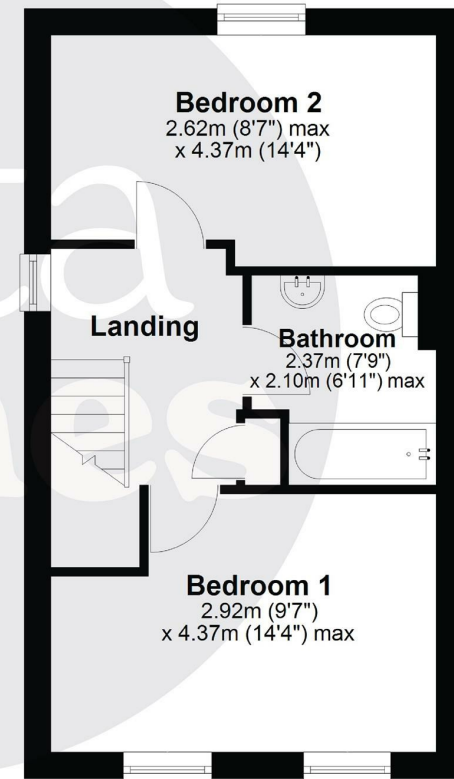
### Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 71.0 sq. metres (764.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

