



Connells

Renshaw Drive
Leamington Spa



Property Description

35% SHARED OWNERSHIP Two double bedroom mid-terraced house situated in an ideal location of Leamington Spa, situated on the Victoria Point development. Immaculately presented and lovingly maintained by the current owner, this would make an ideal choice for first time buyers!

Briefly comprising a welcoming entrance hallway, downstairs W/C and an open plan lounge, kitchen & dining area. Beautifully presented with ample living space and natural light. To the first floor there are two double bedrooms & the family bathroom. Externally the rear garden is well presented with a patio area, lawn & shed. To the front there is parking for two cars.

This property is available for sale with NO CHAIN.

Approach

Via a pathway to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the downstairs W/C and open plan lounge/kitchen/diner.

Downstairs W/C

Fitted with a wash hand basin, low level W/c, laminate flooring and a double glazed window to front elevation.

Open Plan Lounge/Kitchen/Diner

25' 10" x 14' 9" (7.87m x 4.50m)

Lounge/Dining Area

Generously sized, light and airy living/dining area. Benefitting from a built-in storage cupboard, a radiator, laminate flooring, double glazed windows to rear elevation and a door leading to the rear garden.

Kitchen Area

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and induction hob with cooker hood over. Providing space for a washing machine, dishwasher and a fridge/freezer. Comprising laminate flooring and a double glazed window to front elevation.

First Floor Landing

The stairs lead from the hallway. There is a generous built-in cupboard, a radiator, access to the loft via hatch. With doors to both bedrooms and the family bathroom.

Bedroom One

15' 1" x 10' 2" max (4.60m x 3.10m max)

Generously sized double bedroom comprising a radiator and a double glazed window to front elevation.

Bedroom Two

13' 2" min x 9' 2" (4.01m min x 2.79m)

Generously sized double bedroom comprising wardrobes with sliding mirrored doors, a radiator and two double glazed windows to rear elevation.

Bathroom

Modern, white, three piece suite, fitted with a wash hand basin, bath with shower over, low level W/C, partly tiled walls, laminate flooring, an extractor fan and a radiator.

Outside

Rear Garden

Well-maintained, south-facing garden being mainly laid to lawn and fence enclosed. Comprising planted borders, a patio area and gated rear access.

Parking

There is parking for two cars to the front of the property.

Agent's Note

The property is being sold at a 35% share as part of the shared ownership scheme.

The lease term is 125 years from 1st October 2019 and the current monthly rent on the remaining 65% is £506.00. There may be additional management cost applicable, further information available upon request. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The Housing association has confirmed the option of stair casing is available.





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

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2019. Should you require 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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