



Connells

Vickers Way
Warwick



Property Description

Ideally located within walking distance of the local amenities is this spacious one double bedroom first floor maisonette. Offered for sale with no chain this would make an ideal first time purchase or investment. Offering immaculate accommodation throughout beginning with a welcoming private entrance hallway, open plan kitchen living dining room, double bedroom and bathroom.

Externally the property benefits from allocated parking for one car with electric car charge point and a courtyard/bin store area to the rear.

include; an electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer. Comprising two radiators and double glazed windows to front and side elevations.

Location

Lower Heathcote park offers an abundance of local amenities on your door step including the Heathcote primary school and Little Pioneers day nursery on site, Coop incorporating Deli & Co with outdoor seating area, Harbury Catch Fish and Chip Shop with alfresco dining and outdoor seating, Bewitched Coffee shop (which is dog friendly), Dentist and Skincare Clinic as well as Pharmacy all on site! There are also several bus stops throughout with a bus running approx. every 20 minutes. Access to Leamington and Warwick is easy in both directions being located on the border of both and access to the M40 is within a couple of minutes' drive.

Entrance

A welcoming entrance hallway comprising a radiator and with stairs rising to the first floor.

Hallway

Comprising a cupboard housing the washer dryer, a radiator and doors to the open plan kitchen living dining room, bedroom and bathroom.

Open Plan Lounge/Kitchen/Diner

15' 8" max x 14' 8" (4.78m max x 4.47m)

Fitted with white high gloss wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances

Bedroom

10' 9" x 10' 5" (3.28m x 3.17m)

Double bedroom having a radiator and double glazed windows to side and rear elevations.

Bathroom

Modern white three piece suite, comprising a wash hand basin, a bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, a radiator and a double glazed window to rear elevation.

Parking

One allocated parking space with electric charge point situated to the rear of the property.

Courtyard/Bin Store

Situated to the rear of the property near the parking area. Fence enclosed and providing access to the bin store.

Lease Information

The property is leasehold with a lease length of 999 years from 2021. The property is subject to management costs to include a Peppercorn Ground Rent of £1.00 per annum. Further information available upon request.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313982

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 May 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: SPA313982 - 0004

