



Connells

Upperfield Road
Warwick



Property Description

This beautifully presented home built in 2021 is located on the popular development off Europa Way within easy reach of an abundance of local amenities. Offering spacious and modern accommodation throughout beginning with a welcoming entrance hallway, downstairs cloakroom, open plan living dining room and contemporary fitted kitchen. Upstairs the property comprises two double bedrooms and a family bathroom. Externally the property benefits from a private lawned rear garden and two parking spaces to the front.

Entrance Hallway

Inviting and spacious entrance hallway with stairs rising to the first floor and an understairs storage cupboard. Having a radiator and doors to the downstairs cloakroom, lounge and kitchen/diner.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, chrome heated towel rail and tiled flooring.

Lounge

15' max x 14' 4" max (4.57m max x 4.37m max)

Spacious, light and airy lounge having tiled flooring, a television point, a double glazed window to rear elevation and French doors leading to the garden.

Kitchen

11' 2" x 7' 7" (3.40m x 2.31m)

Modern kitchen fitted with wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over and a slimline dishwasher, whilst providing space for a washing machine and a fridge/freezer. Housing the gas central heating boiler and having a radiator, tiled flooring and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway. Benefitting from two built-in storage cupboard and an airing cupboard. With loft access and doors to both bedrooms and the family bathroom.

Bedroom One

14' 4" max x 10' 3" (4.37m max x 3.12m)
Double bedroom with a radiator and a double glazed window to front elevation.

Bedroom Two

14' 4" x 8' 5" (4.37m x 2.57m)
Double bedroom with a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite to include; a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, tiled flooring, a shaver point and a chrome heated towel rail.

Outside

Rear Garden

Beautifully presented garden being mainly laid to astro turf and fence enclosed. Having a patio area and gated side access.

Parking

Parking for two cars side by side to the front of the property.

Agent's Note

Platform housing have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Platform Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Shared Ownership Details

This property is currently under shared ownership in conjunction with Platform Housing Association who have criteria for any purchase, the advertised price is for 100% ownership.

Details regarding the share owned by the sellers are as follows; The share owned by the current sellers is 50% share. The lease term for the 50% share is 125 years from 1st December 2020 and the current monthly rent on the remaining 50% is £476.87. There is a monthly service charge of £32.60. Please contact with Platform for guidance on purchase requirements.





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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: D

view this property online connells.co.uk/Property/SPA314164



Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314164 - 0005