



Connells

Monarch Gardens
Leamington Spa



Property Description

Offered for sale on a 50% shared ownership basis, this well-presented three-bedroom end of terrace family home is ideally situated within easy reach of the town centre and local amenities.

To the front, the property benefits from a driveway to the side providing parking for two cars. The front door opens into an entrance hallway with a modern kitchen to the left, a convenient downstairs guest cloakroom, and stairs rising to the first floor. To the rear, there is a spacious lounge/diner offering ample space for family living and dining, featuring a useful under-stairs storage cupboard and French doors leading out to the private rear garden.

Upstairs, you'll find three good-sized bedrooms and a contemporary family bathroom.

The rear garden is enclosed with panel fencing, mainly laid to lawn with a patio area ideal for outdoor seating, and includes a side gate providing access to the driveway.

This lovely home offers an excellent opportunity for first-time buyers or families looking to take their first step onto the property ladder.

Approach

Having a driveway to the side of the property providing off street parking for two cars and a path leads to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator, laminate flooring and doors to the downstairs cloakroom, kitchen and lounge.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and an extractor fan.

Kitchen

10' 6" max x 9' 1" max (3.20m max x 2.77m max)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, with space for a washing machine and space for a fridge/freezer. With a double glazed window to front elevation.

Lounge

16' 2" max x 18' 2" max (4.93m max x 5.54m max)

Spacious, light and airy lounge consisting of a built-in storage cupboard, laminate flooring, a television point, a radiator, a double glazed window to rear elevation and double glazed French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

15' 2" x 9' 3" (4.62m x 2.82m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Two

16' 2" x 6' 8" (4.93m x 2.03m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Three

6' 6" x 10' 8" (1.98m x 3.25m)

With a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, an extractor fan and a radiator.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area, shed and gated side access.

Parking

Driveway providing off road parking for two cars.

Shared Ownership/Lease Details

The property is being sold at a 50% share as part of the shared ownership scheme.

The lease term is 99 years from 24th June 2014 and the current monthly rent on the remaining 50% is £385.00. The property is subject to management costs to include a monthly service charge of £32. Further information available upon request.

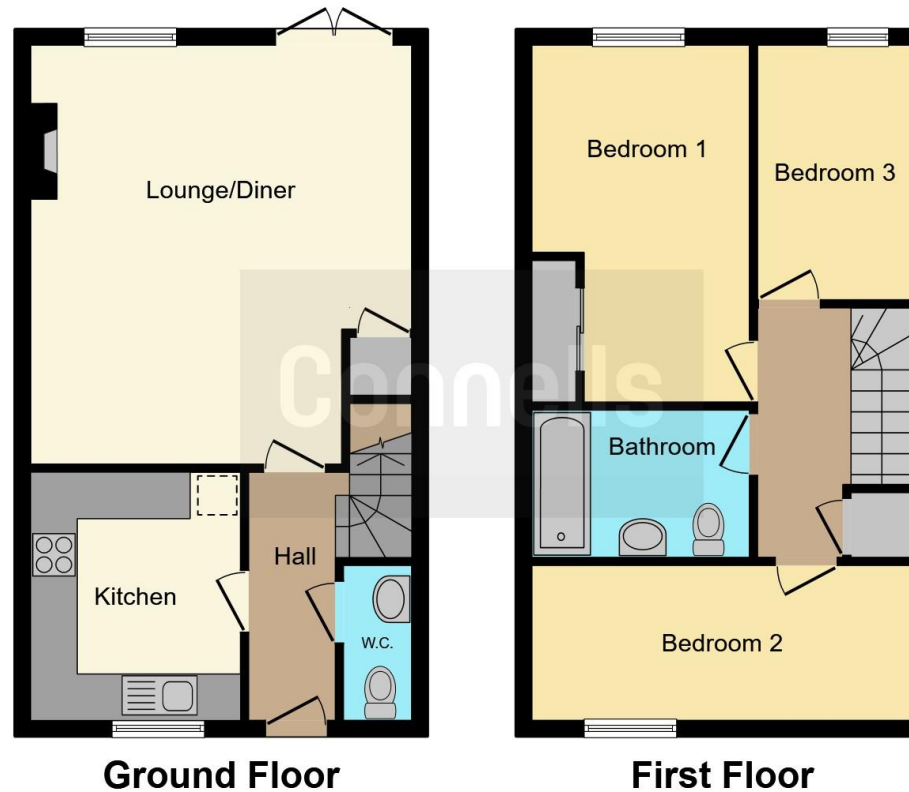
Agent's Note

Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.









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
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EPC Rating: B Council Tax
 Band: C

Service Charge: 384.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314770

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2014. 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.

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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