

## BULL STREET MEWS, SOUTHAM CV47 1PT



**A WELL-PRESENTED ONE BEDROOM DUPLEX APARTMENT IN THE TOWN CENTRE OF SOUTHAM, WITH SECURE ALLOCATED PARKING AND A LONG LEASE.**

- No Chain
- Own Entrance
  - Duplex
- Town Centre with secure allocated parking
  - Living Room
- Open Plan Kitchen/Breakfast Room
  - Balcony
- Double Bedroom with En-Suite
  - Cloakroom/WC
  - Outside Storage

**1 BEDROOMS**

**OFFERS OVER £190,000**

A modern one bedroom well-presented duplex apartment situated over two floors, located in the centre of Southam within a conservation area, having the benefit of sash windows and reclaimed style brickwork, also security gates to the parking area.

The accommodation briefly comprises independent entrance with stairs to the first floor with appealing living room leading onto the balcony, kitchen/breakfast room and cloakroom/wc, To the second floor a double bedroom with recess for wardrobing and an En-Suite bathroom,

### **Entrance**

With private entrance door with glazed inserts, stairs with hand rail to the first floor.

### **Landing**

Having central heating radiator, two windows to the front aspect, ceiling spot style lights.

### **Living Room/Kitchen/Breakfast Room 24'3" x 10'4" (7.40 x 3.16)**

A modern fitted kitchen with breakfast bar and two high chairs comprising base and wall units, drawers, sink and drainer, integrated oven having hob and extractor over, shelving, space for washing machine and fridge or freezer, part wall tiling, radiator spot style ceiling lighting and two wall lights. The Living Room has French doors opening onto the balcony area, with views to open countryside.

### **Cloakroom/Wc**

With window, low level flush wc, small basin with splash back and central heating radiator.

### **Second Floor**

With small landing area leading to the En-Suite bedroom.

### **Bedroom 13'11" x 13'5" (4.25 x 4.09)**

Max measurements, Double bedroom with sloping walls and recess bay and two VELUX windows,

### **En Suite Bathroom**

With bath having shower over, low level flush wc and basin, spot style ceiling lighting, window and radiator

### **Security Parking Area**

With secure private gates leading to the allocated parking area. There is a small outside storage space with enough space for outside equipment and bikes.

### **Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

### **Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

### **General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

### **Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is A

**Tenure**

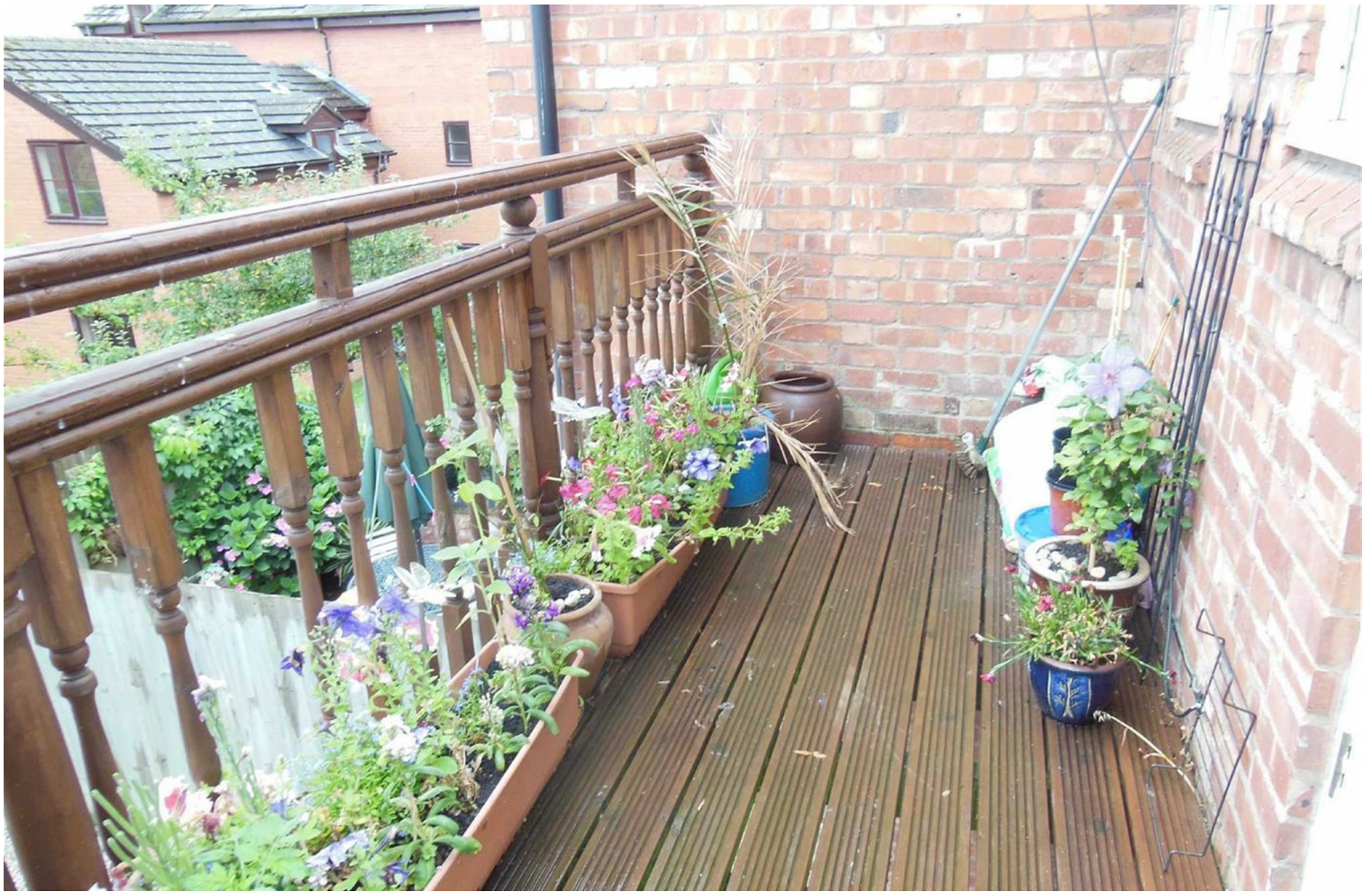
The property is leasehold and we are informed there is 978 years left to run from the original lease of 999 years. A service charge of £150per year. Any information must be verified by your solicitor before exchange.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



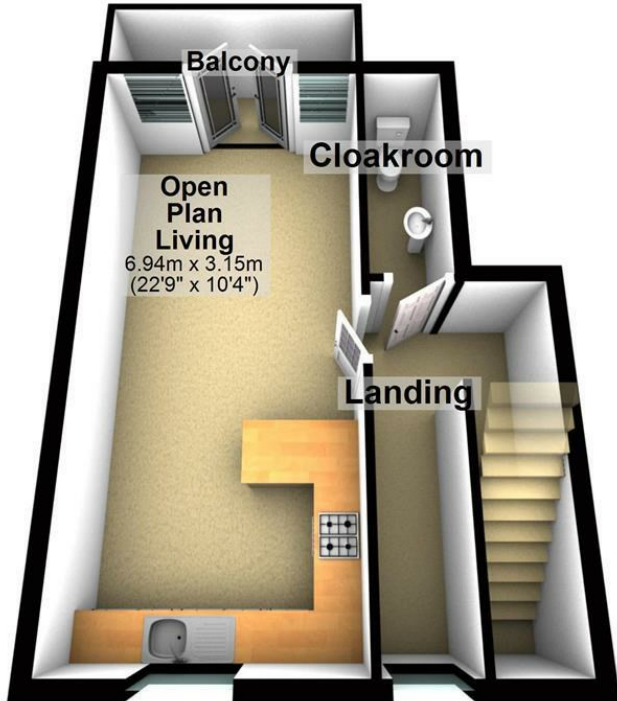






**First Floor**

Approx. 33.4 sq. metres (359.1 sq. feet)



**Second Floor**

Approx. 19.8 sq. metres (213.6 sq. feet)



Total area: approx. 53.2 sq. metres (572.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	76
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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