



## 5, Chestnut Place, Southam, CV47 0LU

An opportunity to acquire a well-proportioned two bedroomed second floor apartment, within a particularly pleasant position within this purpose built development including garage, in this well-regarded town centre location.





## 5 Chestnut Place Southam CV47 0LU

### Chestnut Place

Is a purpose built development of self-contained apartments of varying sizes, conveniently sited within easy walking distance of the town centre. The property development also includes good visitors parking facility. This particular development has consistently proved to be very popular.

ehB Residential are pleased to offer 5 Chestnut Place which is an opportunity to acquire a well-proportioned second floor apartment, providing two good sized bedrooms, in a particularly pleasant position within the development with pleasant outlook over the communal gardens. The property also includes a garage.

In detail the accommodation comprises:-

### Pleasant Communal Entrance Hall

With intercom system and staircase leads to the...

### Private Entrance Hall

With night storage heater and connection. Airing cupboard with lagged cylinder and immersion heater. Very large cloaks cupboard. Access to a partially boarded loft with electric light and power point.

### Lounge

13'9" x 11' (4.19m x 3.35m)

With night storage heater and connection, electric fire and connection, TV Point and Telephone Point.

### Fitted Kitchen

11' x 6'2" (3.35m x 1.88m)

With range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer stainless steel sink unit, built-in oven and hob unit with extractor hood over, plumbing for automatic washing machine and table top dishwasher, Dimplex Heater.

### Bedroom

10' x 9'9" (3.05m x 2.97m)

With electric radiator and TV point.





### Bedroom

12' x 10'3" (3.66m x 3.12m)

With electric radiator and TV point.

### Bathroom/WC

6'6" x 9' max (1.98m x 2.74m max)

With coloured suite comprising panelled bath, pedestal basin, low flush WC, tiled splashbacks over bath, chrome heated towel rail and Dimplex heater.

### Outside

There are pleasant established communal gardens principally to the rear of the property, Visitors parking, and garage situated in a block close to the property with electric light, power point and personal door.

### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

### Tenure

The property is understood to be leasehold with a share of the freehold held by Chestnut Place

Residents Limited, although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/01/1989), with 88 years remaining, service charge is £900 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

### Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Council Tax

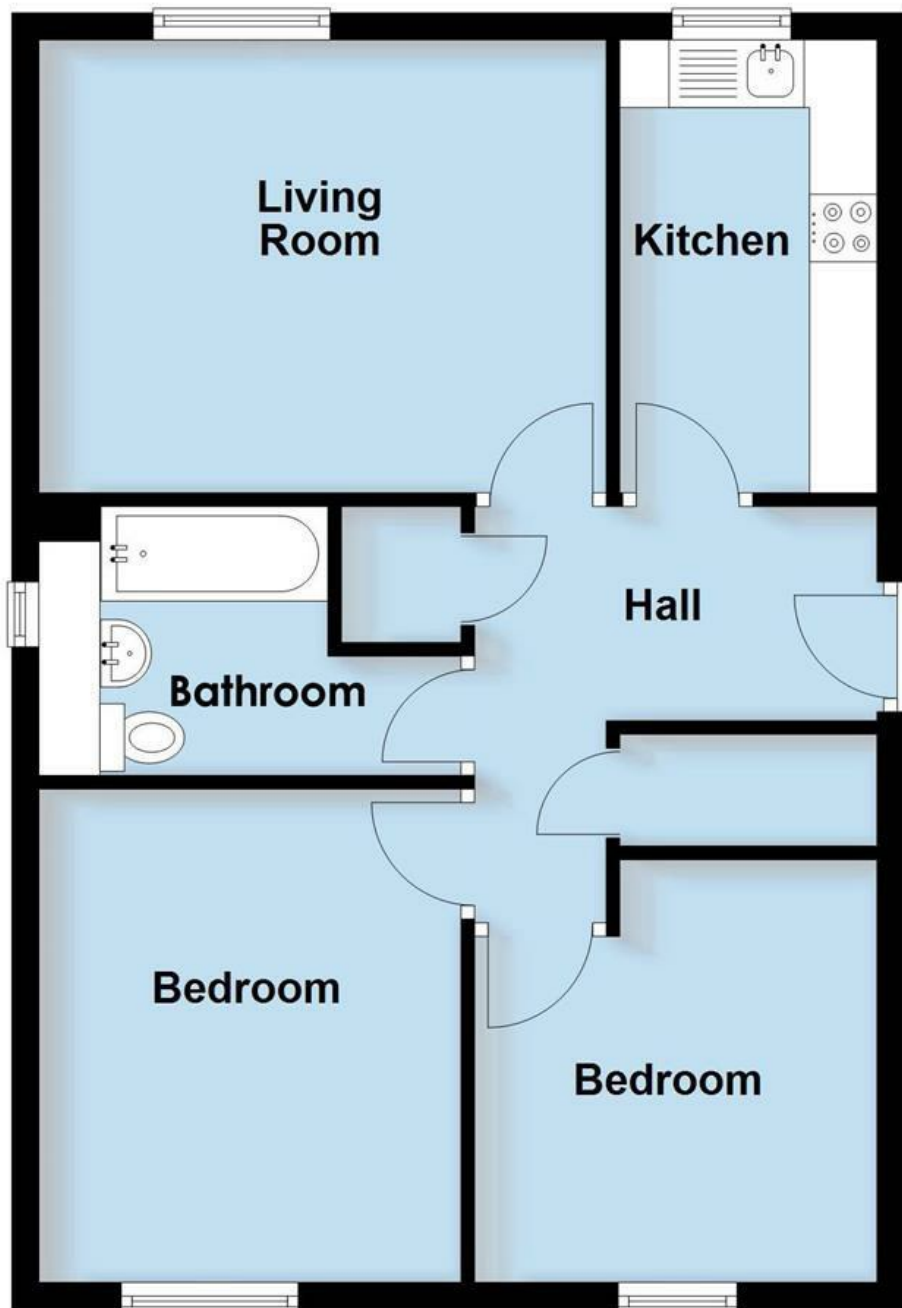
Council Tax Band B.

### Location

Second Floor  
Flat 5, Chestnut Place  
Southam  
Warwickshire  
CV47 0LU

## Second Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



Total area: approx. 57.0 sq. metres (613.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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		
	64	75
England & Wales	EU Directive 2002/91/EC	

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• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



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