

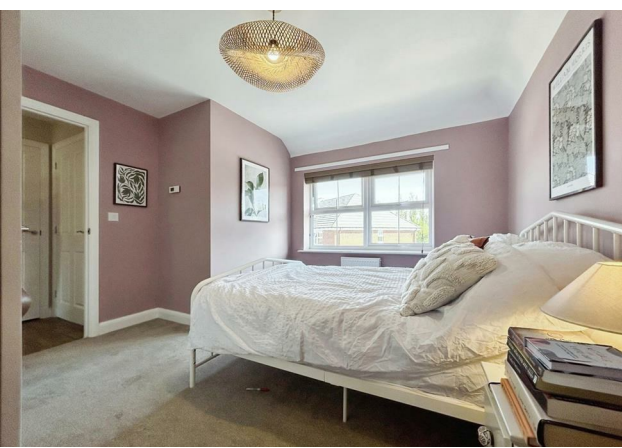


ROPEWAY, BISHOPS ITCHINGTON

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Welcome to this charming one bedroom apartment located in the picturesque village of Bishops Itchington, Southam. Situated in the newly developed area of Ropeway, this modern property offers a perfect blend of comfort and style. Built in 2022 by the renowned David Wilson, this 1st-floor apartment boasts contemporary design. The property is ideal for those seeking a peaceful retreat while still being close to local amenities. Also benefitting from remaining NHBC warranty.

The apartments features; secure intercom communal entrance, entrance hall, open-plan living/dining/kitchen, bathroom, bedroom and one allocated parking space.

With its convenient location, residents can enjoy the tranquillity of village life while having easy access to nearby shops, restaurants, and green spaces. Whether you're a first-time buyer, downsizer, or investor, this apartment offers a fantastic opportunity to own a modern property in a sought-after area.

Communal Entrance

A secure communal entrance with intercom which is shared between two apartments with composite dark grey door and carpeted stairs leading to the first floor.

Apartment Entrance

Accessed on the right side of the property the apartment entrance has wood effect flooring, ceiling pendant, wall mounted radiator, intercom, access to loft hatch and two large storage cupboards, one for coats and shoes and the other with space and plumbing for the washer/dryer. There is then doors leading to;

Open Plan Kitchen/Dining/Living Area

This open versatile space has a continuation of wood effect flooring throughout, two pendant light points, UPVC double glazed window to the front elevation and wall mounted radiator. There is ample space for both table and sofa and a fully fitted high gloss grey kitchen with chrome handles. Integrated within the kitchen is an electric oven, four ring gas hob and cooker hood with stainless steel splash-back, fridge freezer, dishwasher and stainless steel sink with chrome mixer tap and drainer.

Bedroom

A well sized double room with neutral rose painted walls, wall mounted radiator, central ceiling pendant and UPVC double glazed window to the rear elevation.

Bathroom

A contemporary bathroom with tiling to water sensitive areas featuring a three-piece suite including; bath with chrome mixer tap and mains shower and glass screen over, wash basin with mixer tap and toilet. The bathroom is also fitted with heated towel radiator, extractor, UPVC obscure double glazed window to the rear elevation and storage cupboard, housing the boiler and the fuse board.

Parking

The front of the property, there is one allocated parking space and electric car charging point.

Leasehold

Service charge payable - £1,004.13 pa

Ground rent payable - £93.34 pa

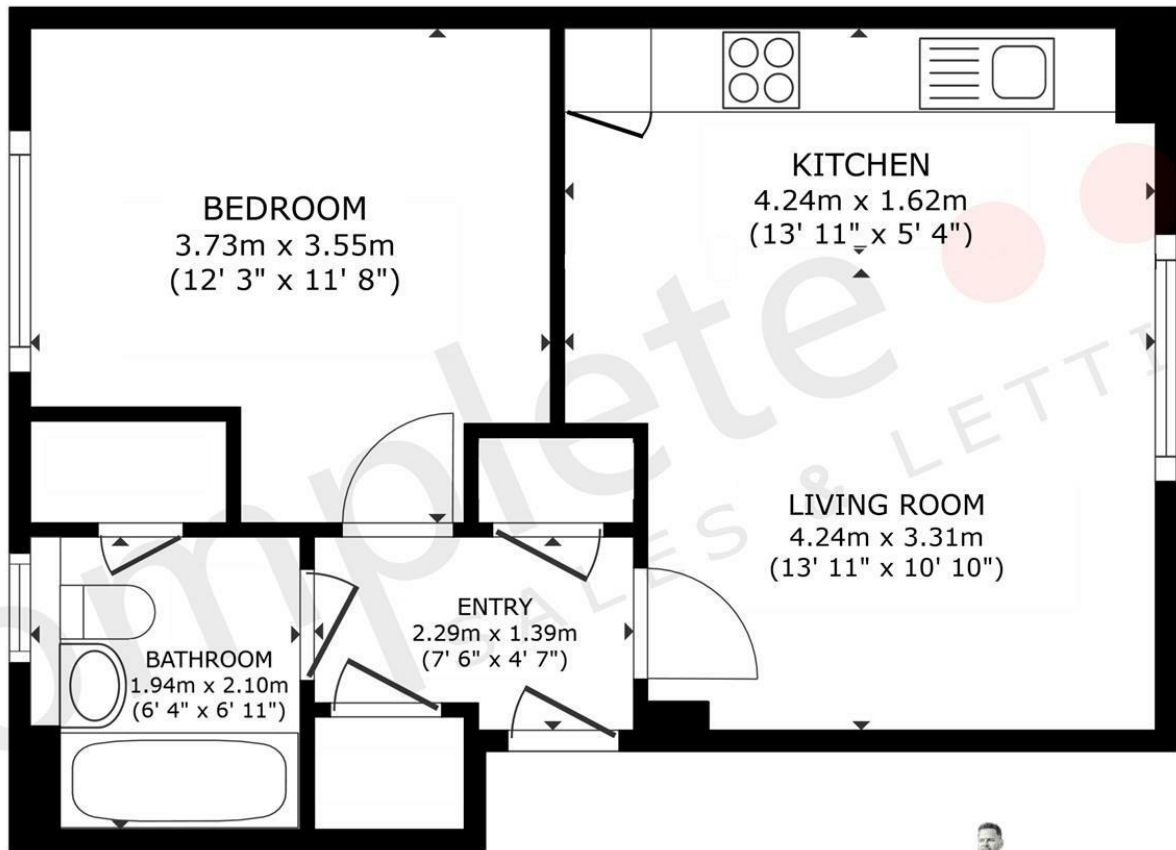
Location

Bishop's Itchington is situated on the B4451 in South Warwickshire, close to J12 of the M40 and approximately 7 miles south of Leamington Spa. The population is around 2,000. The village is a thriving community and supports 3 shops, a post office, a doctor's surgery, a pub, a social club and a fish and chip shop. There is also the Bishop's Itchington Memorial



Hall and the Blue Butterfly Community Cafe which operates from the community centre. The village has a number of different clubs and organisations serving all age groups and includes a football club and sports association. The large playing field, football pitches and tennis courts are well used. The children's play area was fully refurbished in 2006 and provides excellent facilities. Just North of the village are Bishop's Bowl Lakes which were formed from old quarries. The lakes are now a very tranquil place, and very popular with fishermen. From the playing field, at the southern end of the village, are fine views over open countryside towards Burton Dassett Hills. The country lanes, field paths and bridleways surrounding the village provide lots of opportunities for walkers, cyclists and horse riders. During the 19th and early 20th centuries many people in the village were employed by the local cement works. These days the majority of people commute to work in the nearby towns of Leamington, Warwick and Coventry. With easy access to the M40, some people travel even further afield to London and Birmingham. The small market town of Southam is approximately 3 miles away and provides access to banks, supermarkets and filling stations as well as a library, leisure centre and secondary school. Local transport links are good with a regular bus service throughout the day to and from Leamington Spa and Southam.





FLOOR PLAN

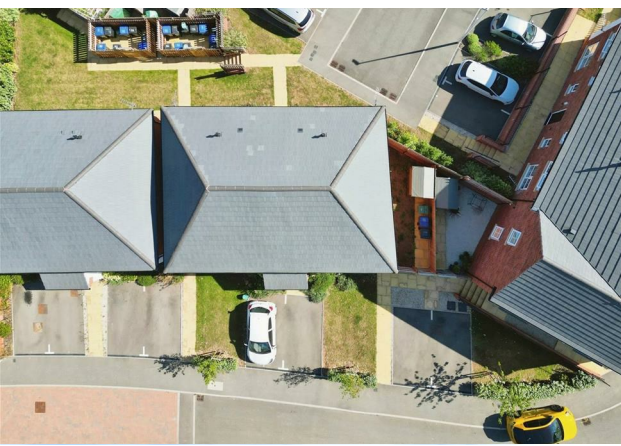
GROSS INTERNAL AREA
FLOOR PLAN 42.9 m² (461 sq.ft.)
TOTAL : 42.9 m² (461 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Brian Williams
01926 887723
The Leamington Property Expert





- One Bedroom
- Open Plan Living/Dining/Kitchen
- Secure Intercom Entrance
- Contemporary Throughout
- Leasehold

- Top Floor Apartment
- Bathroom
- Built 2022
- One Allocated Parking Space
- Built By David Wilson



ROPEWAY, SOUTHAM

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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