



Caldecote Hall Drive

Caldecote

- Stunning apartment within this Victorian mansion
- Set in 35 acres of private land
- Beautiful sash windows throughout
- Living area bursting with original charm
- Spacious kitchen with integrated appliances
- Two large double bedrooms both with en suite
- Enclosed seating terrace to rear of apartment
- EPC Rating D / Council Tax Band C / Leasehold

General Description

Situated within 35 acres of varied and beautiful grounds, Alexanders offer to the market a beautiful two double bedroom ground floor apartment, forming part of the wonderful Caldecote Hall.

This magnificent Victorian mansion was built originally in 1880 and since has been converted into luxurious apartments with private access to 35 acres of designated green belt, protecting the area from future development. Many original features have been restored and maintained sympathetically within the grounds, including a rare Victorian fern garden, landscaped lake and pond. The River Anker forms a boundary to the East of the Estate.

Accommodation

Located in the East Wing of the former mansion, the apartment has two options for access via main entrance to the hall overlooking church or via small courtyard/terrace area to rear. This executive apartment benefits from restored sash windows and gas central heating. Expect to find elegant living accommodation updated and presented to the highest quality to comprise in brief; Kitchen with breakfast bar and separate pantry/utility area. Main living room with space for dining table and convenient wc for guests. Two bedrooms both with en suite facilities.

External

Externally residents may enjoy full use of the grounds which boasts private gated entry and two designated parking spaces located a stones throw from the property.

Method of Sale

The property is offered for sale by Private Treaty.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.



Tenure

Leasehold: Remaining years 978
Service Charge - £3925.38 pa
Ground Rent - £150 pa

Local Authority

North Warwickshire Borough Council, Council House, South St, Atherstone
CV9 1DE. Council Tax Band C.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of
Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including;
heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements

The property is sold subject to all existing public rights of way, wayleaves,
easements and other legal rights, whether or not specifically mentioned in
these particulars.

Technical Information

Further details, including any covenants, overage provisions, or other
relevant legal or technical information, can be provided upon request.

Plans and Boundaries

The plans included in these particulars are based on Ordnance Survey data
and are intended for guidance only. While believed to be correct, their
accuracy is not guaranteed. The purchaser will be deemed to have full
knowledge of the boundaries and the extent of the ownership. Neither the
vendor nor their agents will be held responsible for defining ownership or
boundary lines.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask
the prospective purchaser for confirmation of their identity. This will include
production of their passport or driving licence and recent utility bill to
prove residence. Prospective purchasers will also be required to have an
AML search conducted at their cost. This evidence and search will be
required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate set out as a general
outline only for guidance and do not constitute any part of an offer or
contract. Intending purchasers should not rely on these particulars of sale
as a statement of representation of fact, but must satisfy themselves by
inspection or otherwise as to their accuracy. No person in this agents
employment has the authority to make or give any representation or
warranty in respect to the property.



Ground Floor

Approx. 99.5 sq. metres (1070.8 sq. feet)



Total area: approx. 99.5 sq. metres (1070.8 sq. feet)



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