

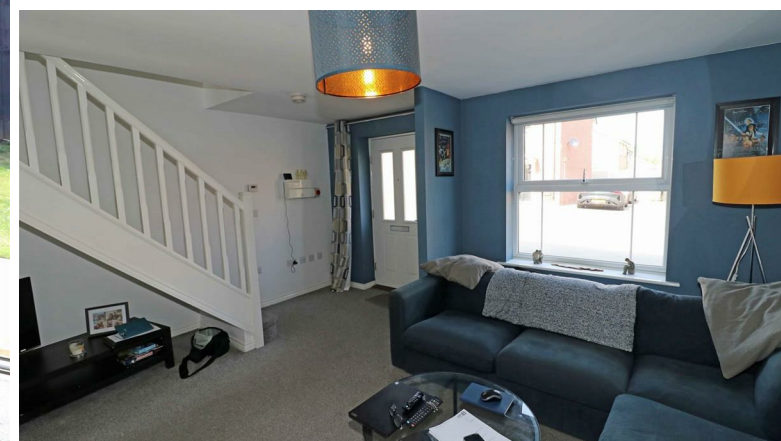
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RESIDENTIAL

Your Property - Our Business



9, Amey Way, Warwick

50% Shared
Ownership £167,500



This well-maintained, spacious three-bedroom semi-detached home is part of a 50% shared ownership scheme and was constructed around 2017. It features a good-sized garden and the house is located in a conveniently situated area, near the A46 junction, providing easy access to Junction 15 of the M40 motorway. The property includes a living room, a dining kitchen with integrated appliances, a downstairs cloakroom, a master bedroom with fitted wardrobes, two additional bedrooms and a family bathroom. Energy rating B

Location

This modern development is conveniently located near the A46 junction, providing easy access to Junction 15 of the M40 motorway. This allows for easy travel to major centers such as Leamington Spa, Gaydon (JLR), Solihull, Birmingham, Coventry, Kenilworth, and Stratford upon Avon. Additionally, Warwick

Parkway Station is within walking distance or a few minutes' drive and is on the main Chiltern line between Birmingham and London Marylebone. Warwick Town Centre, featuring its world-famous Castle, historic buildings, and a wide range of shopping, schooling, and entertainment facilities, is within one mile. Parks and countryside, including the Grand Union Canal and the famous Hatton Flight of locks, are also easily accessible.

Entrance

Through a composite double-glazed entrance door into:

Living Room

15'3" x 13'2" (4.67m x 4.03m)

Having a ceiling light point, radiator, double-glazed window to the front aspect, and stairs to the first floor. Door to:

Inner lobby

Having a built-in airing cupboard, door to Cloakroom and opening to the dining kitchen.

Cloakroom

white suite comprising low-level w.c. and a wash hand basin.

Dining Kitchen

15'4" x 8'6" (4.68m x 2.6m)

Having a range of base and eye-level painted units offering storage, and also comprising an integrated fridge freezer, washing machine, electric oven/grill with a 4-ring gas hob with stainless steel splashback, and hidden extractor unit above. There is a single drainer stainless steel sink and mixer tap, wood effect worktops, ceiling light point, cupboard housing the gas fired combi boiler and upvc double glazed window to the rear aspect.

First Floor Landing

Access to roos space, ceiling light point and doors to:



Bedroom One

10'1" x 11'7" (3.09m x 3.54)

Having a double fitted wardrobe with sliding doors, radiator, ceiling light point, and two UPVC double-glazed windows to the front aspect.

Bedroom Two

11'3" x 8'7" (3.44m x 2.64m)

Having a radiator, ceiling light point and a double-glazed window to the rear aspect.

Bedroom Three

7'5" x 6'3" (2.27m x 1.93m)

Having a radiator, ceiling light point and a double-glazed window to the rear aspect.

Bathroom

Part tiled to walls and has a white suite comprising panel bath with shower over and glass shower screen, with tiling to full

height, pedestal hand wash basin with tiled splashback, and a low-level w.c.

Outside & Rear Garden

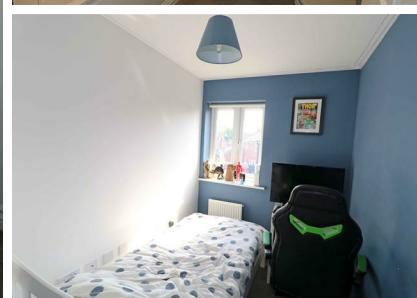
The rear garden offers both lawn and patio areas, including a shed and bin store. There is a driveway to the side with an electric vehicle charging port.

Tenure

The property is leasehold, with a term of 125 years from 1 January 2017. The current rent for the remaining 50% share, alongside the housing association Orbit, is approximately £455.51 per month. In addition, there is a service charge of £31.98 per month.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in



satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

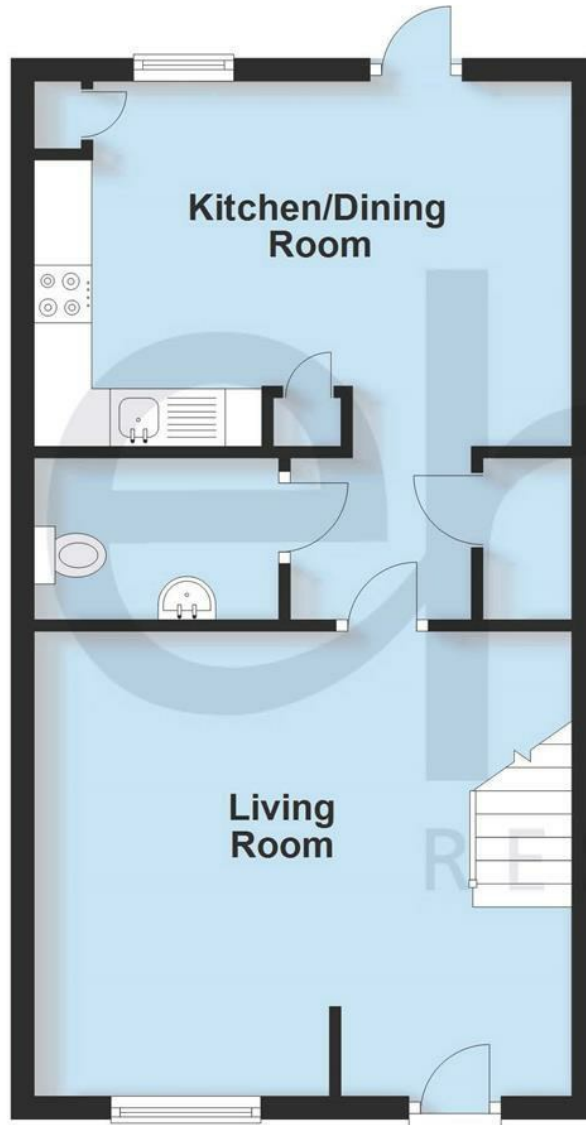
The Property is council tax band C.

Postcode

CV34 5AL

Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN