



**2 Bedroom Apartment**  
**located on Ropeway, Southam**  
**£255,000**

 **UP Estates**



£255,000

- TWO BEDROOM  
DUPLEX APARTMENT
- LOUNGE/ DINER/  
KITCHEN
- TWO SPACIOUS  
BEDROOMS
- ALLOCATED PARKING
- £135 PCM SERVICE  
CHARGE
- LONG LEASE 995

**\*\*LARGE MODERN 2 BED PROPERTY\*\*** Up Estates is proud to present this delightful premium two-bedroom duplex apartment, located on the first floor and still covered by an active NHBC warranty. The property is in excellent condition throughout and includes allocated parking.

Situated in the quiet residential area of Bishops Itchington on the prestigious newly developed DWH Bishops Hill site, the home benefits from superb commuter links, reputable local schools, and convenient access to nearby shops. A regular bus service to Leamington is also within walking distance, adding to the property's excellent connectivity. The location is further enhanced by proximity to a scenic nature reserve.

This property is ideal as a first home for singles or couples and features fitted wardrobes in the master bedroom, a secure communal entrance hall, and a modern internal layout. In brief, the accommodation comprises: secure entry system into the hallway, WC, spacious lounge/diner leading to a well-appointed kitchen, and a bedroom on the first floor. On the second floor, you'll find a further bedroom and a bathroom, along with additional storage space off the landing.

The property benefits from a long lease with approximately 995 years remaining and a current annual service charge of £1,344.

### ENTRANCE HALLWAY

Entering from the ground floor with stairs leading to the front door you are welcomed into the entrance hallway with doors leading to the Living Room, Bedroom, Downstairs WC and stairs ascending to the first floor.

### CLOAKROOM

Featuring a wash basin, and a low-level WC with an opaque double glazed window

### LIVING/ DINING ROOM

15'3" x 14'8"

Generously sized lounge which benefits from a central heated radiator and integrated storage. The space accommodates family dining, creating an inviting and stylish living area

### KITCHEN

6'8" x 9'10"

Modern kitchen with a coordinated set of gloss cabinets complimented by wood effect roll-top work surfaces. The space is equipped with a functional sink and features an integrated stove accompanied by a practical extractor fan and double glazed windows







## **BEDROOM TWO**

10'1" x 10'4"

Attractive bedroom with central heated radiators and double glazed windows.

## **LANDING**

The landing is well-appointed with integrated storage, connecting to the bedroom and family bathroom.

## **BEDROOM ONE**

10'4" x 14'1"

Large bedroom with integrated wardrobes, central heated radiators and a double glazed Velux window.

## **BATHROOM**

This contemporary bathroom, adorned with partial tiling, includes a bath complemented by a shower and a glass cover. Also includes a sink, low-level WC, a double glazed skylight allowing natural light and a central heated towel rail.





### **COMMUNAL GARDENS**

Well kept communal gardens which will be fenced off in the future

### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

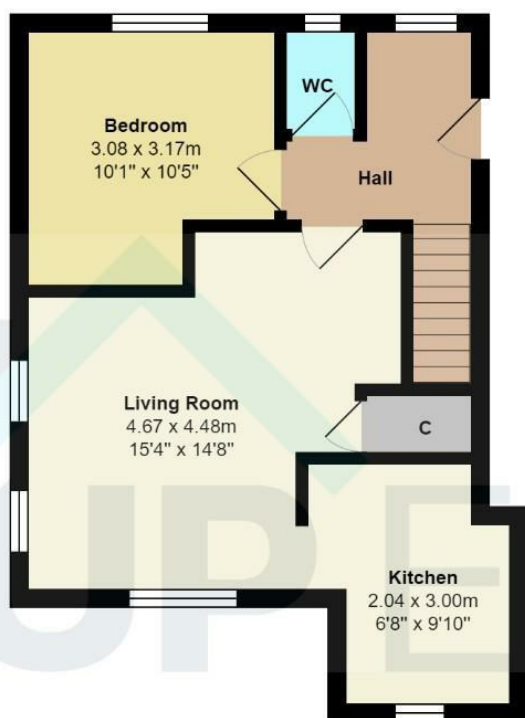






Ropeway, Bishops Itchington, Southam





Total Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup> (excluding storage)

All measurements are approximate and for display purposes only

## CONTACT

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