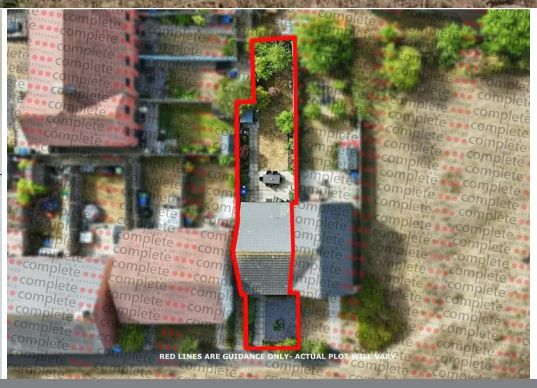

SOANS DRIVE, UNION PARK

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FOR SALE

A stylish semi-detached home built by Deeley Construction on Union Park, just off St Marys Road in 2017, occupying a favourable position overlooking an attractive green and trees that run along the Grand Union Canal. This wonderful home is offered on a 50% shared ownership basis, with the opportunity to staircase and purchase a greater share. The beautifully presented accommodation comprises an entrance hall, living room, full-width kitchen diner, guest WC, two spacious bedrooms, with fitted wardrobes & storage, and a bathroom. Outside is a larger-than-average rear garden with an extended patio, whilst to the front is an attractive garden enclosed by railings. The property also benefits from an allocated parking space and is conveniently positioned within easy reach of Leamington Spa town centre, local shops and the Asda Superstore.

Property details...

Approach
From the parking area, a pedestrian pathway leads to the front of the property, where attractive iron railings and a gate open into the front garden, with a pathway leading to the front door.

Entrance Hall
A composite entrance door with a stained-glass central window leads into the good-sized hallway, which has fitted door matting, a radiator and stairs rising to the first floor. An oak veneer door leads through to the living room.

Living Room
A stylish living room which has a vibrant feature wallpapered wall, an anthracite-coloured uPVC double glazed window enjoying an attractive outlook over the green to the front, a radiator and a useful storage cupboard. A door leads through to the kitchen diner.

Kitchen Diner
A full-width kitchen diner which has tiled flooring and anthracite-coloured uPVC double glazed French doors and a matching window overlooking the rear garden. There is a radiator and downlights. The white gloss kitchen has brushed chrome handles and moulded square-edge worktops, incorporating a 1 & 1/2 bowl stainless steel sink with mixer tap and drainer. There is a fitted oven, four-ring induction hob with extractor over, fitted fridge freezer, and space and plumbing for a washing machine. A boiler cupboard houses the Vaillant gas boiler.

Guest WC
With a continuation of the tiled flooring, a toilet, pedestal hand wash basin with chrome mixer tap, radiator, extractor and downlight.

Landing
A carpeted landing which has a radiator and loft hatch. Oak veneer doors lead to the two bedrooms and bathroom.

Bedroom One
A spacious full-width bedroom which has a double fitted wardrobe, radiator, feature wallpapered wall and two anthracite-coloured uPVC double glazed windows overlooking the rear garden.

Bedroom Two
A spacious full-width bedroom which has a fitted cupboard, radiator, feature wallpapered wall and two anthracite-coloured uPVC double glazed windows enjoying an attractive outlook over the frontage and green beyond.

Bathroom
The bathroom is fitted with a white suite comprising a bath with chrome taps, shower screen and mains-fed shower. There is a pedestal hand wash basin with chrome mixer tap, toilet, large chrome heated towel radiator, downlights,

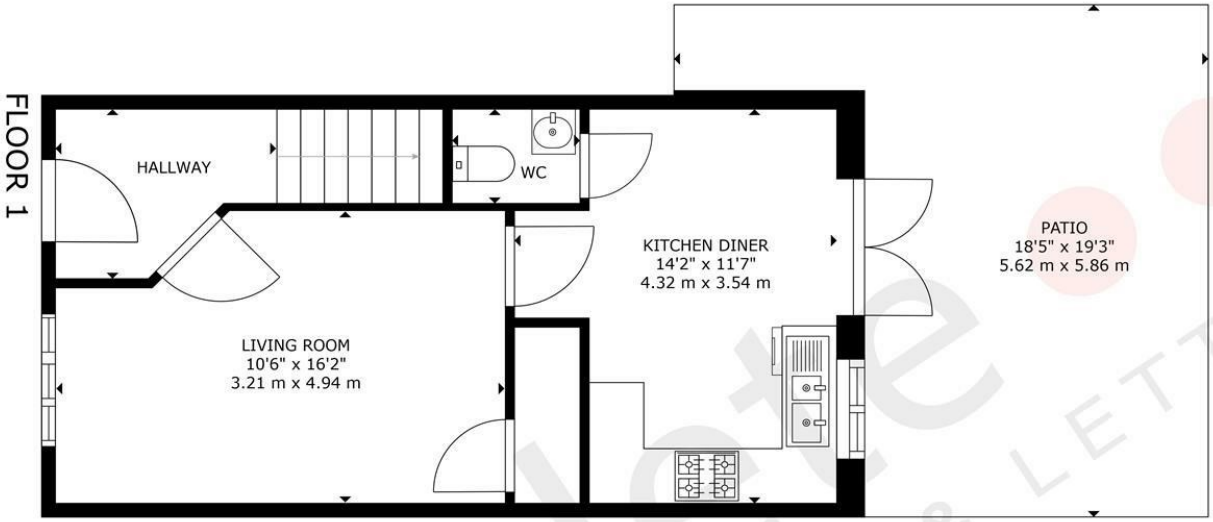
extractor, tiled flooring and half-height tiled walls.

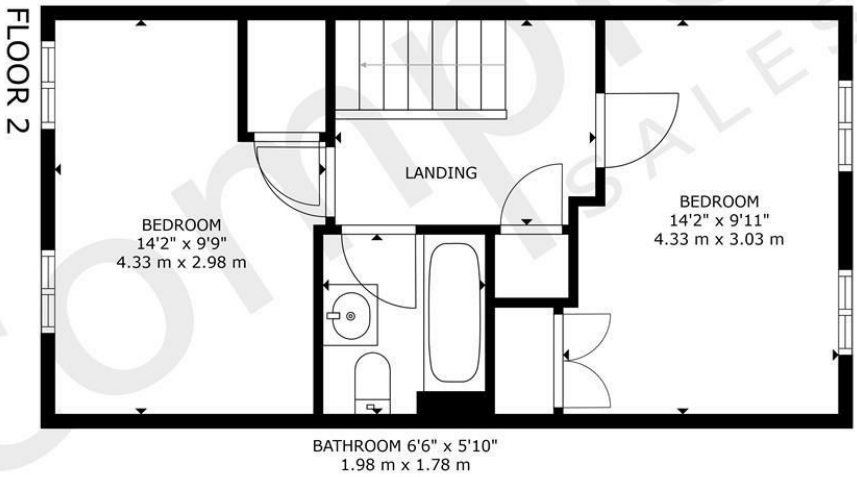
Rear Garden
The property benefits from a larger-than-average rear garden with an extended patio and wide pathways leading to hardstanding for a shed. There is a good-sized area of lawn with barked and planted borders to the sides. A gated side passage provides access to the front of the property.

Parking
At the bottom of Soans Drive is an allocated parking space.

Useful Information
Orbit owns the remaining 50% share.
The rent is £413.30 per month, which includes the service charge.
The lease has approximately 114 years remaining.

Location
Soans Drive is a modern and attractive residential development called Union Park, situated just off St Mary's Road, conveniently positioned for both Leamington Spa town centre and the excellent everyday amenities found nearby. The property enjoys a particularly pleasant position overlooking a green and the trees banking the Grand Union Canal, giving the development an attractive open feel. Local shops and the Asda Superstore are within easy reach, while Leamington Spa town centre offers an excellent selection of independent shops, cafés, bars and restaurants, together with the beautiful Jephson Gardens and riverside parks. Leamington Spa railway station is also





GROSS INTERNAL AREA
FLOOR 1: 399 sq. ft, 37 m², FLOOR 2: 401 sq. ft, 37 m²
TOTAL: 800 sq. ft, 74 m²
EXCLUDED AREA: PATIO: 249 sq. ft, 23 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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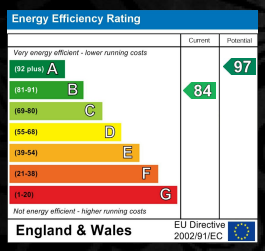
readily accessible, providing direct services to Birmingham and London Marylebone, making this a convenient location for commuters. The property is also well placed for road links towards Warwick, Coventry and the M40, combining modern residential living with excellent access to the town centre and surrounding area.

- Deeley Construction 2017
- Off St Mary Road
- Living Room & Guest WC
- Semi Detached
- Parking Space
- Union Park Development
- Two Spacious Double Bedrooms
- Dining Kitchen
- 50% Shared Ownership
- Facing Green Towards Grand Union Canal

SOANS DRIVE, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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