



Nutfield Lane | Warwick | CV34 8BD

Guide price £210,000



**KINGSWAY**  
— ESTATE AGENTS —

## Key features

- 60% SHARED OWNERSHIP
- Two Double Bedrooms With Potential To Create Third
- Sought After Location Near Recreation Grounds
- Two Parking Spaces
- EPC Rating: B

## Description

\*\*\* 60% SHARED OWNERSHIP \*\*\*

Kingsway Estate Agents are delighted to present this exceptional two-bedroom semi-detached home, ideally situated in a sought-after location in Leamington Spa.

Upon entering the property, you are welcomed by a bright and airy living room that flows seamlessly into a modern kitchen/diner. The kitchen offers ample space for a dining table and features patio doors that open out onto a generous, low-maintenance rear garden —perfect for entertaining. Completing the ground floor is a convenient WC and a useful utility cupboard.

To the first floor, the property offers a spacious landing which could be used as a great office space/reading nook/kids play area, this leads to a well-appointed family bathroom, a primary bedroom complete with built-in wardrobes and an en-suite shower room, and a further well-proportioned double bedroom.

Externally, the property benefits from two allocated parking spaces, adding to the home's practicality and appeal.

The property is ideally situated close to the recreation grounds and a range of excellent local schools, as well as the popular St Nicholas Park and The Shires Retail Park, offering a variety of shopping and leisure facilities. The location also benefits from convenient transport links, with easy access to the M40 and A46, making it ideal for commuters.

Share Available: 60% (£210,000).

Shared Ownership Rent: £363.88 per month (subject to annual review).

Lease Management Fee: £23.34 per month (subject to annual review).

Buildings Insurance: £14.00 per month (subject to annual review).

996 Years Lease Remaining.

We anticipate high demand for this property so early viewing is highly recommended.

EPC Rating: B



Living Room

12'2" x 12'2"

Kitchen/Diner

15'5" x 10'11"

Bedroom One

12'10" x 8'4"

Bedroom Two

8'3" x 9'9"

Family Bathroom

6'9" x 6'2"

Landing/Study Area

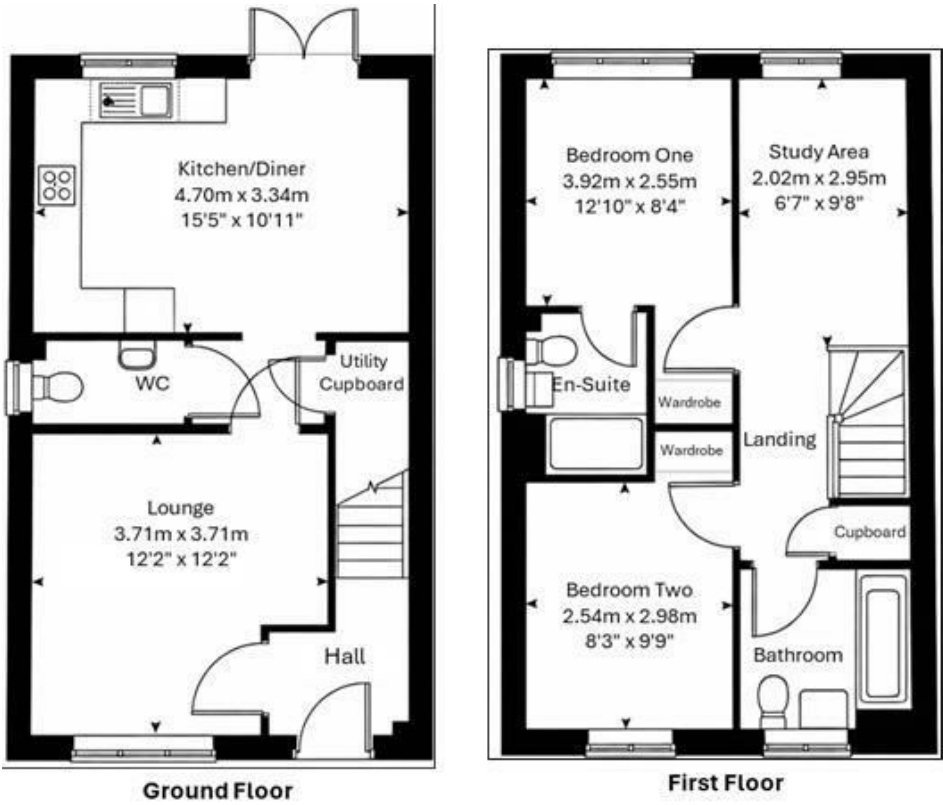
6'7" x 9'8"







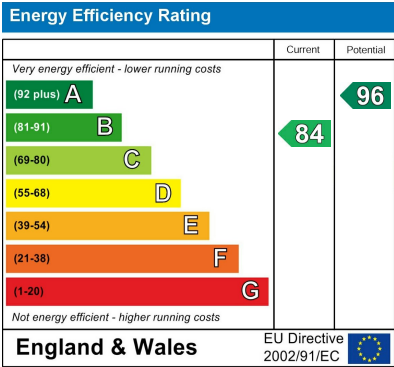
Floor plans



Total Floor Area Approx: 79 sq. metres (850 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



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