



Connells

Renshaw Drive
Leamington Spa



Property Description

A well-presented four-bedroom, 25% shared ownership home, ideally positioned within easy walking distance of the town centre and mainline train station, making it perfect for commuters and families alike.

The accommodation begins with a welcoming entrance hallway leading through to a convenient downstairs cloakroom, a spacious lounge and a well-appointed kitchen/diner, ideal for everyday living and entertaining.

To the first floor are two generous bedrooms and a modern family bathroom. The second floor offers two further well-proportioned bedrooms, providing flexible living space for growing families, home working, or guests.

Externally, the property benefits from a private rear garden, mainly laid to lawn, along with two allocated parking spaces.

An excellent opportunity to step onto the property ladder in a highly convenient and sought-after location.

Approach

The property is set back from the road behind the lawned fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard and a radiator.

Downstairs Cloakroom

Fitted with a wash hand basin, a low level W/C and a radiator.

Lounge/Diner

16' 2" x 13' (4.93m x 3.96m)

Spacious lounge/diner consisting of a radiator, an air conditioning unit and double glazed windows to front and side elevations.

Kitchen

16' 2" x 10' 11" (4.93m x 3.33m)

Fitted with wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven, an electric hob with cooker hood over, whilst providing space for a washing machine, a dishwasher and a fridge/freezer.

First Floor Landing

The stairs lead from the hallway with doors off to bedrooms one and two and the family bathroom.

Master Bedroom

16' 1" x 12' 11" max (4.90m x 3.94m max)

Double bedroom having a radiator and double glazed windows to front and side elevations.

Bedroom Three

16' 2" x 6' 6" (4.93m x 1.98m)

Double bedroom with a double glazed window to front and side elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having a radiator and a double glazed window to front elevation.

Second Floor Landing

With an airing cupboard and doors off to bedrooms two and four.

Bedroom Two

12' 1" RHH x 16' 2" max into recess (3.68m RHH x 4.93m max into recess)

Double bedroom having a radiator and double glazed windows to side and front elevations.

Bedroom Four

12' 1" x 6' 5" (3.68m x 1.96m)

Double bedroom having a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Good size garden being mainly lawn with a patio area and gated side access.

Parking

Benefitting from two allocated parking spaces.

Lease/Shared Ownership Details

The property is being sold at a 25% share as part of the shared ownership scheme.

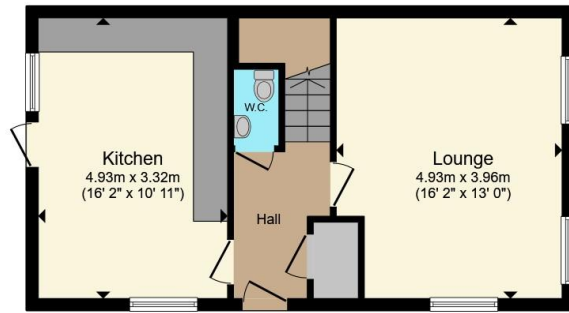
The lease term is 125 years from 1st October 2019 and the current monthly rent on the remaining 75% is £775.00. There is an annual service charge of £564.24. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more

details. The housing association have confirmed stair casing is possible up to 100% (Freehold).

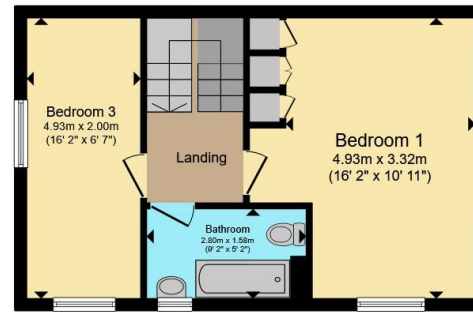




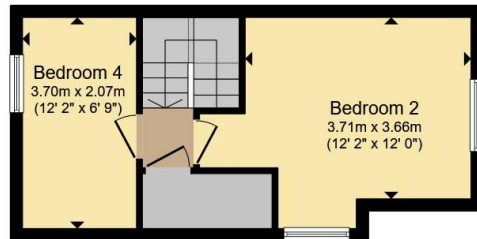




Ground Floor



First Floor



Second Floor

Total floor area 112.0 m² (1,206 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax Band: E

Service Charge: 564.24 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315271

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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