



Connells

Hedger Grove
Upper Lighthorne Leamington Spa

Hedger Grove Upper Lighthorne Leamington Spa CV33 8BB

for sale
£190,000



Property Description

Offered for sale with no onward chain, this beautifully presented two-bedroom first-floor apartment is situated in the highly sought-after village of Upper Lighthorne and benefits from an allocated parking space.

Built in 2024, the property still enjoys the remainder of its NHBC warranty, providing peace of mind for prospective buyers.

The accommodation comprises a welcoming entrance hallway, leading to two well-proportioned bedrooms, a modern family bathroom, and an impressive open-plan living space incorporating a contemporary lounge, dining area and fitted kitchen, creating an ideal environment for both everyday living and entertaining.

Finished to a high standard throughout, this modern apartment offers a fantastic opportunity for first-time buyers, downsizers or investors looking for a low-maintenance home in a desirable location.



Lease Information

The lease term is 125 years from 31st January 2025 and the current monthly service charge of £147.27.

Staircasing

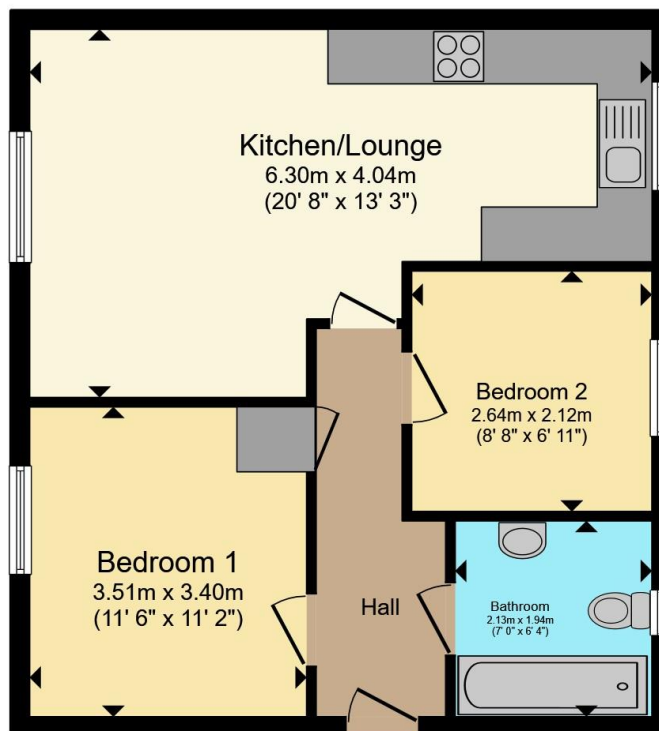
Sage Homes have advised that they would be prepared to staircase a transaction to 100% ownership on completion. This would mean that any potential purchaser would buy the vendors 51% share and the remaining 49% share of the property from Sage Homes. The property will remain leasehold upon completion of the staircasing.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 51.4 m² (553 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

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1767.24

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315608

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2025. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315608 - 0003