



Connells

Beehive Street
Warwick



Property Description

This attractive 25% shared ownership semi-detached property offers a fantastic opportunity for first-time buyers to step onto the property ladder.

The home benefits from a side driveway providing off-road parking for two vehicles. Upon entering the property, the entrance hallway provides access to the staircase rising to the first floor and a door leading through to the kitchen.

The kitchen is positioned at the front of the property, offering a practical and welcoming space for everyday cooking.

A guest cloakroom and to the rear, you'll find a bright and spacious lounge-diner, filled with natural light and featuring doors that open directly onto the rear garden—ideal for entertaining or relaxing.

Upstairs, the first floor comprises two well-proportioned bedrooms and a family bathroom, all arranged off a central landing.

Externally, the property boasts a generous rear garden, mainly laid to lawn, with a decking area, shed, and a gated access leading back to the driveway, providing both practicality and privacy.

This well-laid-out home combines indoor comfort with excellent outdoor space, making it an ideal shared ownership purchase.

Approach

Having a driveway to the side with a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, an under stairs storage cupboard, a radiator and doors to downstairs cloakroom, kitchen and lounge.

Kitchen

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over and a dishwasher, whilst providing space for a washing machine and space for a fridge/freezer. Housing the central heating boiler and comprising a radiator and a double glazed window to front elevation.

Downstairs Cloakroom

Fitted with a wash hand basin, W/C, heated towel rail and ceiling spotlights.

Lounge

Spacious, light and airy lounge consisting of a radiator, laminate flooring, a double glazed window to rear elevation and French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a built-in airing cupboard, access to the loft via a hatch and doors to both bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

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

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a W/C. Having partly tiled walls and a heated towel rail.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area, a shed and gated side access.

Parking

Driveway providing off road parking for two cars.

Shared Ownership/Lease 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 December 2020 and the current monthly rent on the remaining 75% is The property is being

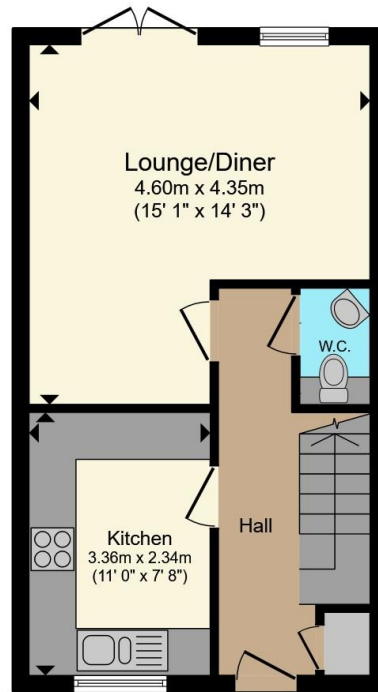
sold at a 25% share as part of the shared ownership scheme.

The lease term is 125 years from 1st October 2019 and the current monthly rent on the remaining 75% is £642.14 which is also inclusive of the service charge. 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).. 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).

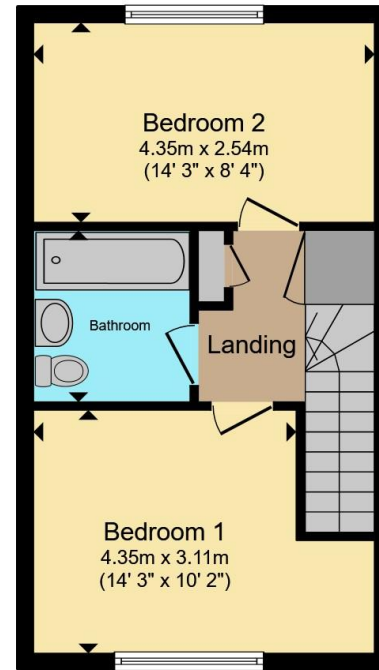








Ground Floor



First Floor

Total floor area 70.1 m² (755 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

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

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax Band: D

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/SPA315268](https://www.connells.co.uk/Property/SPA315268)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2020. 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: SPA315268 - 0003