



Connells

Ropeway
Bishops Itchington Southam



Property Description

Connells are delighted to market this immaculately presented one bedroom ground floor apartment ideally situated within the sought after David Wilson BISHOPS HILL development. The property briefly comprises of an entrance hall, open plan lounge, kitchen & dining, double bedroom, bathroom and allocated parking space. Benefitting from a 999 year lease.

Amenities within the village offer a Doctors Surgery, Church, Primary School, Recreational facilities, Community/Youth Centre and Social and Community activities. A variety of shops including a Co-op Supermarket, Post Office/Village Shop, Newspaper Shop, Fish and Chip Shop, Social Club and a Public House. There are excellent bus services to the neighbouring towns and villages and easy access to the market town of Southam and its comprehensive range of amenities and facilities including the highly regarded Southam College for secondary education.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Communal Entrance

Via telephone entry system with access to the flat situated on the ground floor.

Entrance Hallway

Welcoming entrance hallway having two generous storage cupboards, laminate flooring, a radiator and doors to all rooms.

Open Lounge/Kitchen/Diner Plan

14' x 16' 2" (4.27m x 4.93m)

Lounge Area

Light and airy consisting of two radiators, laminator flooring and two double glazed windows to rear elevation.

Kitchen/Diner Area

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer. Comprising a cupboard housing the gas central heating boiler.

Bedroom

11' 1" x 12' (3.38m x 3.66m)

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

Bathroom

Modern white three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a heated towel rail, laminate flooring and a double glazed window to front elevation.

Parking

Allocated parking for one car.

Lease Information

The property is leasehold with a lease length of 999 years from 1st April 2022. This property is subject to management costs to include; an annual service charge of £1344. Further information available upon request.





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
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EPC Rating: B Council Tax
 Band: B

Service Charge:
 1344.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/STH105073](https://www.connells.co.uk/Property/STH105073)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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