



Connells

Ropeway
Bishops Itchington Southam

Ropeway Bishops Itchington Southam CV47 2ED

for sale offers over
£185,000



Property Description

Connells are delighted to bring 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, bedroom, bathroom and allocated parking space.

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.

Approach

Paved path leading to front door with intercom. There is a small communal fore garden with planted shrubs and tree. Allocated parking in front of the building.

Entrance Hall

Enter through front door to a welcoming hallway with a radiator, two large storage

cupboards and doors to open plan lounge/ kitchen, bathroom and bedroom.

Open Plan Living

16' 5" x 14' 1" (5.00m x 4.29m)

Lounge Area

Double glazed window to the rear aspect. Television point and a radiator.

Kitchen Area

The kitchen area is fitted with a range of base and wall units having integrated appliances to include a fridge freezer, dishwasher and washing machine, a built-in oven with gas hob and chimney extractor over.

Bedroom

12' 1" x 11' 6" (3.68m x 3.51m)

Double glazed window to the front elevation and a radiator.

Bathroom

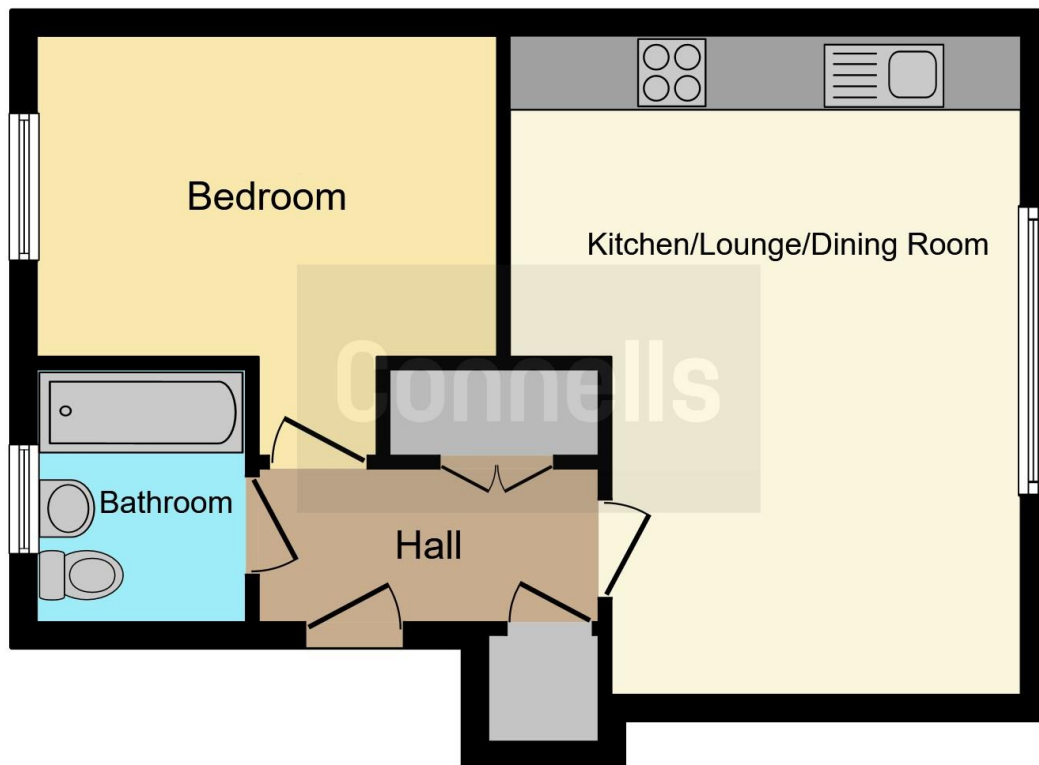
Double glazed window to the front elevation. Fitted with white suite comprising of panel bath with mixer tap and shower over, wash hand basin, low level WC, part tiled walls, extractor fan and heated towel rail.

Agent Note

Management Fee/Service charge: £1,344 per year approx. which includes both buildings insurance and ground rent.

The lease is 999 years with 997 remaining.





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.focalagent.com

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: B

Service Charge:
 1344.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH104884

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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