



TITHE LODGE

SOUTHAM, CV47 0JJ

80% SHARED OWNERSHIP £136,000
FREEHOLD

Centrally located and offered chain-free, this attractive top-floor apartment is exclusively available to the over-55s. Offering generous living space and an appealing lifestyle, the property benefits from a range of communal facilities, including beautifully maintained gardens, a café, library and regular weekly activities.

Available to purchase at an 80% share, this appealing home offers the perfect opportunity to enjoy comfortable, community-focused living in a convenient central location.

TITHE LODGE

- 80% Shared Ownership • Over 55's • Perfectly Located For Amenities • Communal Gardens • Wet Room • Communal Lift Access • Well Presented • Chain Free



Property Accommodation:

-The apartment is accessed via a lift, opening onto a communal hallway. Inside, a welcoming entrance hall provides access to all the principal rooms and benefits from a fitted storage cupboard, providing useful additional space for everyday essentials.

-The spacious lounge is a bright and airy room, flooded with natural light to create a welcoming and relaxing living space. A door leads out onto a private balcony, providing the perfect spot to enjoy a morning coffee or unwind throughout the day.

-The fully fitted kitchen offers a range of wall and base units, providing ample storage and worktop space. The kitchen is well equipped with an integrated fridge/freezer, electric oven, hob and dishwasher, making it both practical and functional for everyday living.

-The generously sized double bedroom offers plenty of space for furnishings and benefits from a fitted wardrobe, providing convenient built-in storage.

-The wet room is conveniently located close to the bedroom and features a tiled finish throughout. The suite comprises a walk-in shower, wash hand basin and WC, offering a practical and easy-to-maintain space.

Important Property Information:

Tenure: Leasehold 112 (years remaining)

Probate Status: Probate has been granted

EPC: C

Council Tax Band: B

Local Authority: Stratford On Avon District Council

Rent: £171.46

Service Charge: £383.52

Activity Charge: £22.23

Water Rates: £8.38

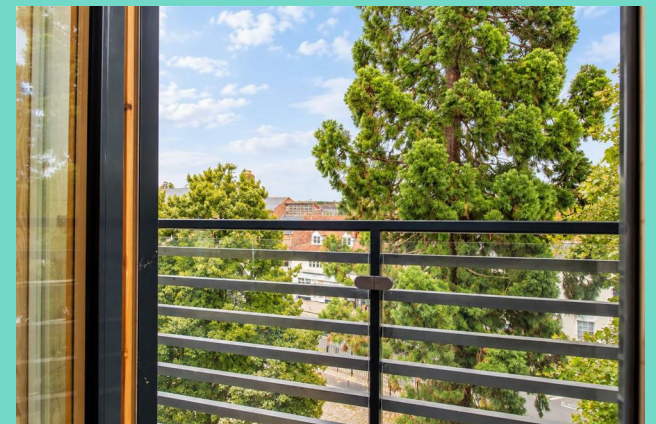
Heating Charge: £82.21

Care Charges £51.05

Guide Price: 80% shared ownership £136,000



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Total area: approx. 60.4 sq. metres (650.0 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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