



Connells

Pattle Close
Lighthorne Heath Leamington Spa

Pattle Close Lighthorne Heath Leamington Spa CV33 9FD

for sale shared ownership
£75,000



Property Description

Get onto the property ladder 30% shared ownership! Situated in the sought-after village of Lighthorne Heath, this beautifully presented two double bedroom mid terrace home was built in 2020 and offers modern accommodation ideal for first-time buyers, young professionals or those looking to downsize.

The accommodation comprises a welcoming entrance hallway, a convenient downstairs cloakroom, a stylish fitted kitchen positioned to the front of the property, and a spacious lounge/dining room to the rear with access to the garden, creating an ideal space for both everyday living and entertaining.

To the first floor are two generous double bedrooms and a family bathroom.

Outside, the property benefits from a private landscaped rear garden, perfect for relaxing or outdoor dining, together with a tandem driveway providing off-road parking for two vehicles.

Location

Pattle Close is located within the popular and growing community of Lighthorne Heath, offering an attractive semi-rural setting surrounded by Warwickshire countryside whilst remaining conveniently positioned for access to nearby towns. Residents benefit from local amenities including a village shop, community facilities, green open spaces and recreational areas, with a wider range of shopping, dining and leisure facilities available in nearby Leamington Spa, Warwick and Stratford-upon-Avon. The property is well suited to families, with Lighthorne Heath Primary School within walking distance and additional schooling options including Moreton Morrell CofE Primary School, Harbury CofE Primary School and the highly regarded Kineton High School nearby. Excellent transport links make the location particularly appealing to commuters, with convenient access to the M40 motorway providing routes to Birmingham, Oxford and London, while Leamington Spa Railway Station is approximately six miles away, offering regular rail services to Birmingham, Coventry and London Marylebone. The area is also ideally placed for major local employers, including the nearby Jaguar Land Rover and Aston Martin facilities.

Lease/Shared Ownership Details

The property is being sold at a 30% share as part of the shared ownership scheme.

The lease term is 125 years from 25th December 2020 and the current monthly rent on the remaining 70% is £580.15. There is a monthly service charge of £40.72 (this includes; a managing agent, an administration fee, audit fee, buildings insurance and a management fee).

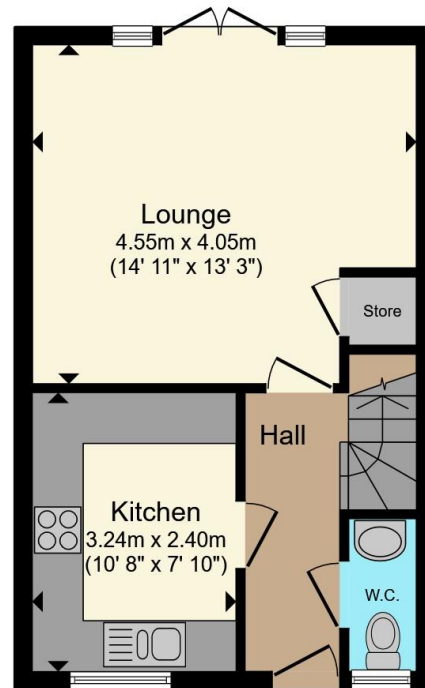
Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The housing association have confirmed stair casing is possible up to 100% (Freehold).

Buyer Aml Fee

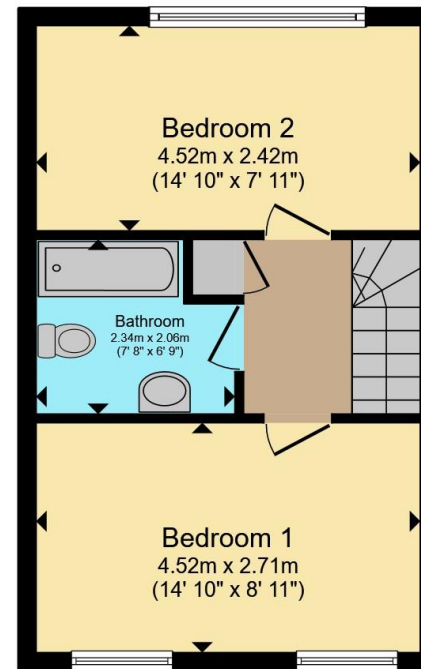
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 66.8 m² (719 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

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: C

Service Charge: 488.64 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315710

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 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.

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