

ehB RESIDENTIAL

Your Property - Our Business

29, Ropeway, Bishops Itchington, Southam







An opportunity to acquire an impressive first floor Duplex apartment, providing spacious two bedroomed accommodation within this purpose built development including car parking facility, in particularly pleasant position within this highly successful rural development.

Ropeway

Forms part of a highly successful development, originally constructed in 2018/19 by well known builders David Wilson. The development is proving extremely popular due to its imaginative use of the original site which encompasses a lake and extensive landscaped grounds throughout the development, which has proved to be exceptionally popular. The development is conveniently sited on the periphery of Bishops Itchington, which contains a good range of local facilities and amenities, a number of work centres within easy reach including Southam, Leamington Spa and Warwick, and the M40 motorway is easily accessible. This particular development has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer 29 Ropeway, which is an opportunity to acquire an impressive first and second floor Duplex apartment, providing gas centrally heated and sealed unit double glazed, two bedroomed accommodation within this purpose built development. The property having been maintained from new to an exceptionally high standard and includes a number of notable features including comprehensively fitted kitchen, second WC and designated car parking facility, in addition to visitors parking.

The property is particularly well sited within the development, enjoying views towards the lake and has been maintained by the present owner to an exceptionally high standard throughout. Inspection highly recommended.

In detail the accommodation comprises:-

Communal Entrance Hall

With intercom and staircase leads to the...

Private Entrance Hall

With Amtico flooring, radiator, staircase off with balustrade.

Cloakroom/WC

With low flush WC, pedestal basin, tiled splashback, mixer tap, radiator, Amtico flooring.

Lounge

14'1" x 14'9" (4.29m x 4.50m)
With Amtico flooring, windows to two aspects, radiator, deep understairs cupboard, downlighters.

Well Fitted Kitchen

10' x 6'9" (3.05m x 2.06m)
With a range of attractive grey faced base cupboard and drawer units, complementary rolled edge work surfaces and returns, matching range of high level cupboards, built-in appliances including fridge freezer, dishwasher, washing machine, ceramic four ring hob unit with extractor hood over and oven, colourmatch sink unit with mixer tap, gas fired central heating boiler and programmer.

Bedroom

10' x 10'4" (3.05m x 3.15m)
With radiator.








Stairs and Landing
With walk-in cupboard, lead to the...

Master Bedroom
16'4" x 10'3" (4.98m x 3.12m)
With Velux window with pleasant open views, access to roof space, double built-in wardrobe, hanging rail, shelf, with sliding doors.

Bathroom/WC
8' x 7'6" (2.44m x 2.29m)
With white suite comprising panelled bath, pedestal basin, low flush WC, being half tiled with tiled shower area and integrated shower unit and screen, Velux window, downlighters, Amtico flooring.

Outside
There are pleasant communal grounds surrounding the development, including designated car parking facility, visitor parking and enclosed bin store.

Mobile Phone Coverage
Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (25/10/2019), with 992 years remaining, service charge is £1,920.00 per annum and ground rent is £220 per annum. Please verify this information with your legal advisers. Further details upon request.

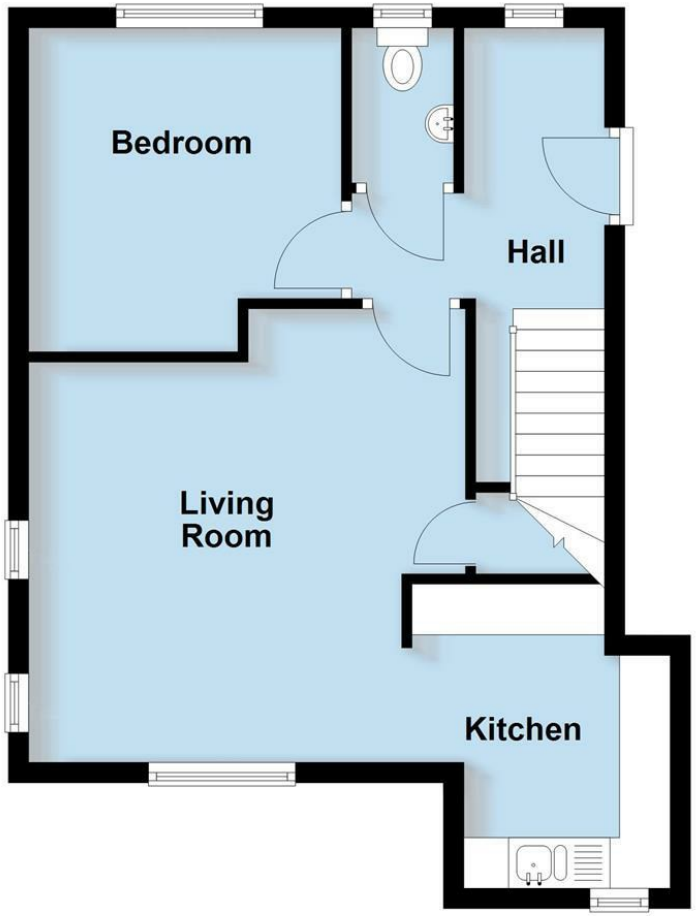
Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band B.

Location
Duplex - First and Second Floor
CV47 2ED

First Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



Second Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 77.4 sq. metres (833.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

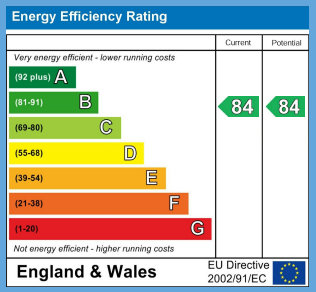
ehB RESIDENTIAL

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