



Connells

Stephens Place
Upper Lighthorne Leamington Spa

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for sale shared ownership
£86,250



Property Description

Offered for sale on a 25% Shared Ownership basis and with no onward chain, this modern three-bedroom mid-terrace home is situated within the highly sought-after village of Upper Lighthorne. Built in 2022, the property provides well-presented accommodation throughout and is ideal for first-time buyers looking to step onto the property ladder.

To the front of the property, there are two allocated parking spaces together with an electric vehicle charging point. The front door opens into a welcoming entrance hallway, with stairs rising to the first floor.

The kitchen/breakfast room is positioned to the front of the property, offering a practical and attractive space for everyday living. To the rear, there is a spacious cloakroom which also houses the washing machine to the back a spacious lounge/dining room enjoys views over the garden and provides ample room for both relaxing and entertaining.

The first-floor accommodation comprises three bedrooms and a family bathroom, providing flexible living space for couples, families or those working from home.

Externally, the rear garden is mainly laid to lawn, enclosed by timber fence panel boundaries, and benefits from a rear access gate.

This fantastic modern home combines contemporary living with an excellent village

location and is offered to the market with no onward chain, making it an attractive opportunity for prospective buyers.

Approach

Having a bloc paved allocated parking space for two cars, EV charging point and a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard, a radiator and doors to the downstairs cloakroom, lounge and kitchen.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven, gas hob with cooker hood over and a dishwasher, whilst providing space for a fridge/freezer. Housing the gas central heating boiler and comprising ceiling spotlights and a double glazed window to front elevation.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and an extractor fan. Providing space for a washing machine.

Lounge

Bright and airy lounge consisting of a television point, a radiator and French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard, access to the loft via hatch, a radiator and doors to all bedrooms and the family bathroom.

Bedroom One

Double bedroom benefitting from a built-in wardrobe, a radiator and two double glazed windows to front elevation.

Bedroom Two

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

Bedroom Three

Double bedroom with a built-in storage cupboard, a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and a radiator.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed, with a patio area and a shed.

Driveway

Driveway providing off road parking for two cars.

Lease/Shared Ownership Details

The property is being sold at a 25% share as part of the shared ownership scheme.

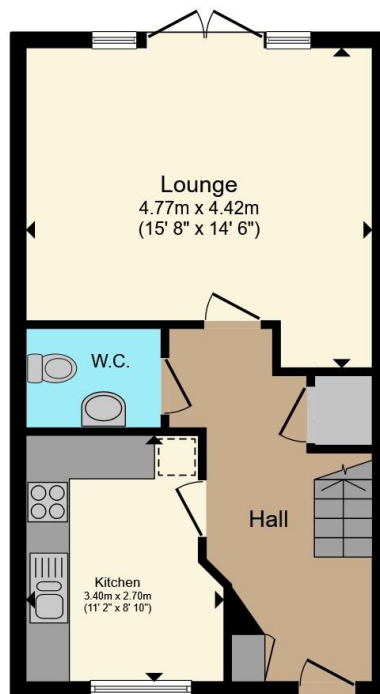
The lease term is 125 years from 31st August 2022 and the current monthly rent on the remaining 75% £655.60 with a monthly service charge of £54.39. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The housing association have confirmed stair casing is possible up to 100% (Freehold).

Buyer Aml Fee

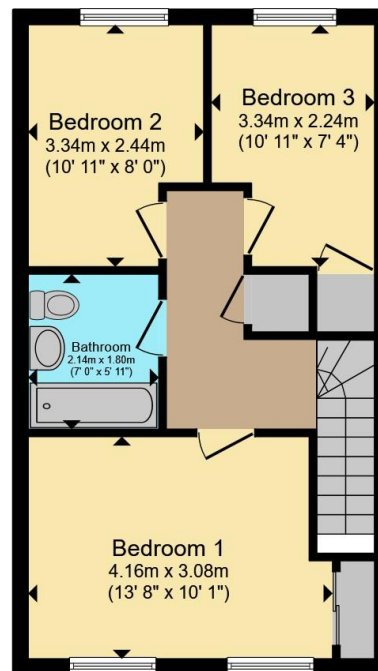
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 83.4 m² (898 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: 652.68 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315560

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2022. 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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