



Connells

Bloxham Way
Radford Semele Leamington Spa

Bloxham Way Radford Semele Leamington Spa CV31 1WD

for sale shared ownership
£147,500



Property Description

50% Shared Ownership - Beautifully Presented Two Double Bedroom End-Terrace Home

Built in 2022 and beautifully presented throughout by the current owner, this immaculate two double bedroom end-of-terrace home offers spacious and modern accommodation, making it an ideal first-time purchase.

The property comprises a welcoming and spacious entrance hallway, a contemporary fitted kitchen, a convenient downstairs cloakroom, and a generous lounge overlooking the rear garden. To the first floor are two well-proportioned double bedrooms and a modern family bathroom.

Outside, the property benefits from a private landscaped rear garden, perfect for relaxing and entertaining, along with driveway parking for two vehicles in tandem.

Offered on a 50% shared ownership basis, this superb home combines modern living with excellent affordability and is ideally suited to first-time buyers looking to take their first step onto the property ladder.

Location

Situated on the popular Bloxham Way development in Radford Semele, this property enjoys a convenient setting on the eastern side of Leamington Spa, offering easy access to a range of local amenities. The village itself benefits from a convenience store, public houses and community facilities, while Leamington Spa town centre is just a short drive away with its extensive selection of shops, restaurants, cafés and leisure facilities. Families are well served by highly regarded schools including Radford Semele C of E Primary School, Sydenham Primary School and Campion School. Excellent transport links are available, with regular bus services nearby, easy access to the M40 (Junctions 13 & 14), and Leamington Spa Railway Station providing direct services to Birmingham, London and beyond, making this an ideal location for commuters and families alike.

Lease/Shared Ownership Details

The property is being sold at a 50% share as part of the shared ownership scheme.

The lease term is 125 years from 3rd October 2022 and the current monthly rent on the remaining 50% is £338.20. The property is subject to management costs to include an annual service charge of £531.48 (this includes buildings insurance). Further information available upon request.

Any agreed sale is subject to Housing Association eligibility criteria. Please contact the branch for further details.

The housing association have confirmed stair casing is possible up to 80%.

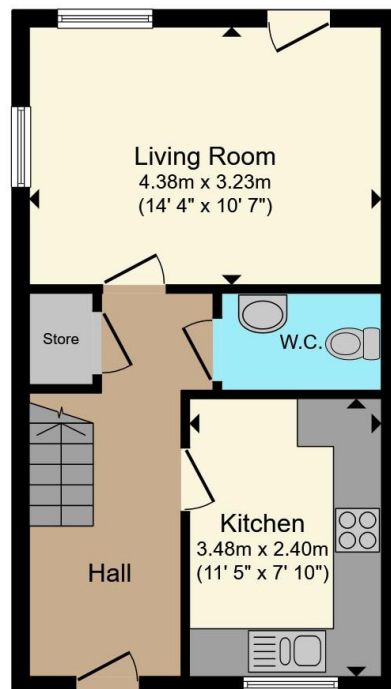
Buyer Aml Fee

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.

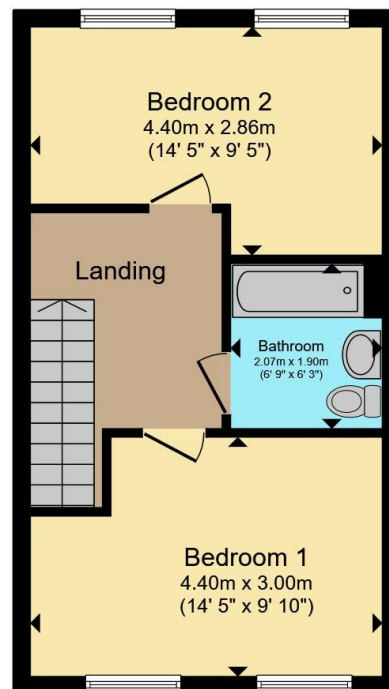








Ground Floor



First Floor

Total floor area 71.5 m² (770 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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
Band: C

Service Charge: 531.48 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315759

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Oct 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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