





## Property Description

A well-presented two-bedroom top floor flat, ideally situated within a popular residential location in Southam, offering a comfortable and practical living space with pleasant views.

The property comprises a spacious and light-filled living room, benefiting from elevated positioning which allows for an open outlook and plenty of natural light. The kitchen is well laid out, providing ample storage and worktop space, making it both functional and convenient for everyday use.

There are two well-proportioned bedrooms, offering flexibility for a range of buyers, whether as a main residence, guest room, or home office. The accommodation is completed by a bathroom fitted.

Externally, the property benefits from access to communal outdoor areas, with green open space to the rear, creating a pleasant environment. Additional features include useful storage and nearby parking.

## Introduction

The vibrant, historic market town of Southam still holds a market every Thursday and offers rural community living with the advantages of town amenities providing a selection of supermarkets, banks, post office, library, swimming pool, leisure centre, restaurants, public houses and well regarded primary and secondary schools. Conveniently situated for Leamington Spa and Warwick where you will find excellent additional shopping facilities, Warwick boasting the world famous Warwick Castle and one of the country's top Universities. Travel links are excellent, with

easy access to both the M40 and M1, trains from Leamington Spa, Coventry, Rugby and Banbury into London. Excellent schools in the immediate area include Warwick Prep and Public Schools, Kings High, Arnold Lodge, Princethorpe College, Bilton Grange Prep School, Rugby Public School and Grammar schools in Rugby and Stratford upon Avon. Southam also boasts the internationally renowned polo complex, Dallas Burston and leisure facilities locally include Draycote Water for sailing, Warwick and Stratford offer golf and racing.

## Entrance Hall

Fully carpeted hallway with doors leading to all rooms:

## Kitchen

Double glazed window to rear aspect. Fitted kitchen with wall and base units and work surfaces. Stainless steel sink and drainer. Electric cooker point and space for oven. Plumbing for washing machine, space for fridge/freezer, boiler and radiator. Part tiled.

## Lounge

Double glazed windows to front and rear, fully carpeted with a radiator and space for a dining table within the room.

## Bedroom One

Double glazed window to front aspect fully carpeted and built in wardrobes and radiator.

## Bedroom Two

Double glazed window to front aspect, carpeted and radiator.

## Bathroom

Double glazed window to rear aspect. Wash hand basin, bath, extractor fan, fully tiled walls and radiator.

## Toilet

Double glazed window to rear. W.C

## Front

Communal lawn to front, with paved path to entrance to communal door.

## Rear

A pleasant communal and well-proportioned rear garden offering a practical outdoor space, ideal for everyday use and relaxation. The garden is mainly laid to lawn and benefits from a range of planted borders, mature shrubs, and established trees, creating a private and green outlook.

A paved patio/yard area sits to the rear of the property, providing space for outdoor seating and dining. There is also a useful brick-built outbuilding/garage with distinctive doors, offering additional storage or potential for utility use.

The garden is enclosed by timber fencing,

ensuring a good degree of privacy, and backs onto an attractive open green space with views across a playing field, enhancing the sense of openness while still retaining a secure boundary. There is also allocated parking.

## Agent Notes

The property is leasehold and subject to management charges which include;

Service Charge £492.81 per quarter

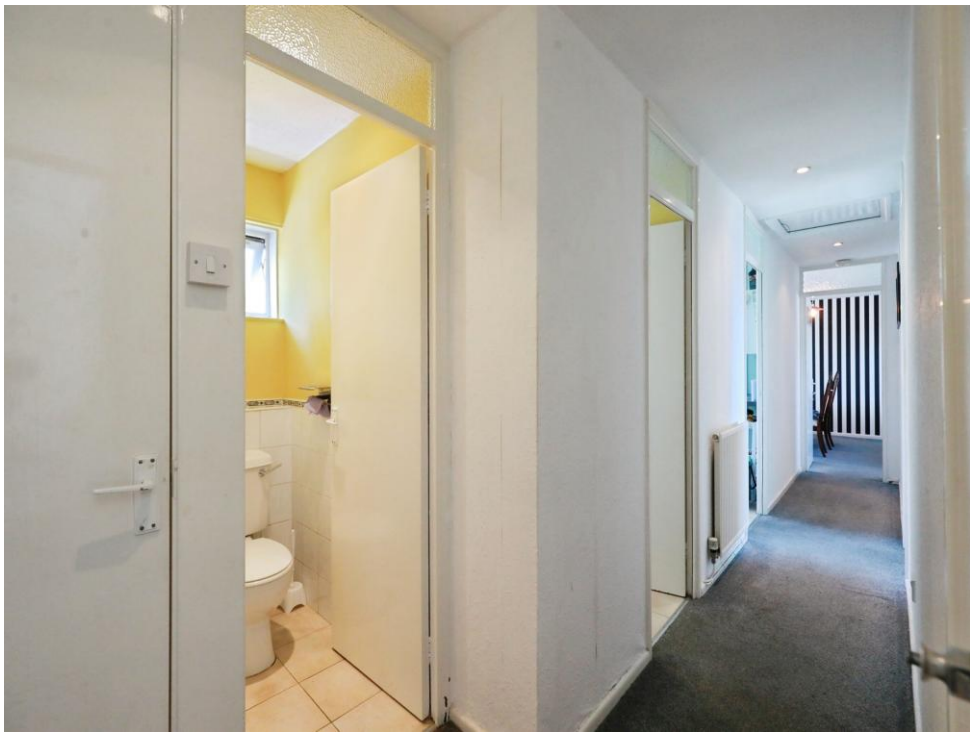
Ground Rent £2.50 per quarter

Garage available for rent.

## Buyers 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.









**Top Floor**

Total floor area 69.5 m<sup>2</sup> (748 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](http://www.propertybox.io)



To view this property please contact Connells on

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84 Coventry Street  
SOUTHAM CV47 0EA

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
1972.00

Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STH105249](http://connells.co.uk/Property/STH105249)**

This is a Leasehold property with details as follows; Term of Lease 123 years from 25 Feb 1991. 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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