

WILLOW GARDENS, SOUTHAM CV47 1HG



WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT, WITH PARKING, A GARAGE AND CLOSE TO SOUTHAM TOWN CENTRE.

- Two bedroom, second floor apartment
 - Extended Lease
 - Open plan living, dining room
 - Kitchen
 - Bathroom
 - Store area
- En bloc single garage and parking
- Very close to Southam town centre

2 BEDROOMS

PRICE GUIDE £160,000

Willow Gardens is a development of 18 apartments within easy walking distance of Southam town centre, situated in private communal gardens and backing onto the River Stowe. This would make a lovely bolt hole for either a couple or single person.

The apartment is situated on the second floor (please note there is no lift), within the rear block and has accommodation in detail to comprise:- two bedrooms, one bathroom, kitchen, sitting/dining room and single garage en bloc.

The market town of Southam offers both a rural and town community. It offers a variety of shops, pubs and cafes, a weekly market and monthly farmer's market. Other amenities include a post office, banks, doctors, dentists, a well-equipped Leisure Centre and other activity and sports clubs. Within Southam there are three primary schools and Southam College secondary school.

Ideally situated between Coventry & Banbury with easy access to Leamington Spa, Warwick, Stratford upon Avon, Gaydon, Daventry and Rugby. You will also find Southam has a regular bus service, access to the major road networks including the M40, M6, M69 & M1, and mainline railway links into Birmingham and London via Leamington and Warwick stations.

Entrance

Communal entrance hall and staircase gives access to the second-floor landing. The front door opens into a reception hall which has a large storage cupboard with shelves, a wall mounted electric radiator, two light points to ceiling and carpet to floor.

Kitchen 9'1" x 7'4" (2.786 x 2.240)

Having a range of wall and base units, space for an undercounter fridge freezer, space and plumbing for washing machine, space and plumbing for a freestanding dishwasher, integrated oven and grill, single bowl sink set into work surface with a tile backsplash, four ring electric hob set into work surface with extractor hood over, light point to ceiling, wood effect flooring and window to rear elevation.

Bathroom 5'6" x 6'5" (1.696 x 1.965)

Having a modern white fitted suite to comprise of a panel bath with an electric Triton shower over and walls tiled to full height, low level flush w/c with built in system and vanity wash hand basin, wood effect flooring, wall mounted electric heated towel rail, recessed light points to ceiling, obscure glazed window to rear elevation and the airing cupboard housing the hot water tank.

Living/Dining Room 10'10" x 20'4" (3.325 x 6.222)

maximum measurements

Having two lights points to ceiling, double glazed windows to both front and rear elevations with lovely views looking down to the river, wall mounted radiator and carpet to floor.

Bedroom One 13'0" x 8'10" (3.985 x 2.714)

The main bedroom has window to front elevation, built in double wardrobe, electric radiator, light point to ceiling and carpet to floor.

Bedroom Two 8'10" x 11'7" (2.716 x 3.549)

Having window to front elevation, light point to ceiling and carpet to floor.

Outside

Outside there is a single garage en bloc, which is access via a metal up and over door. There are also a number of parking spaces that are not allocated, communal gardens and cloth drying area.

The property is situated next to the River Stowe which ambles gentle around the grounds and entertains a host of wildlife including herons, ducks and kingfishers.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers. The lease has been recently extended to 999 years.

Service charge is £119 monthly

No pets allowed

Sub Let not permitted

Council Tax

We understand the property to be Band B .

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Services

Please note there is no mains gas connected. We believe all other services are connected.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.

Disclaimer

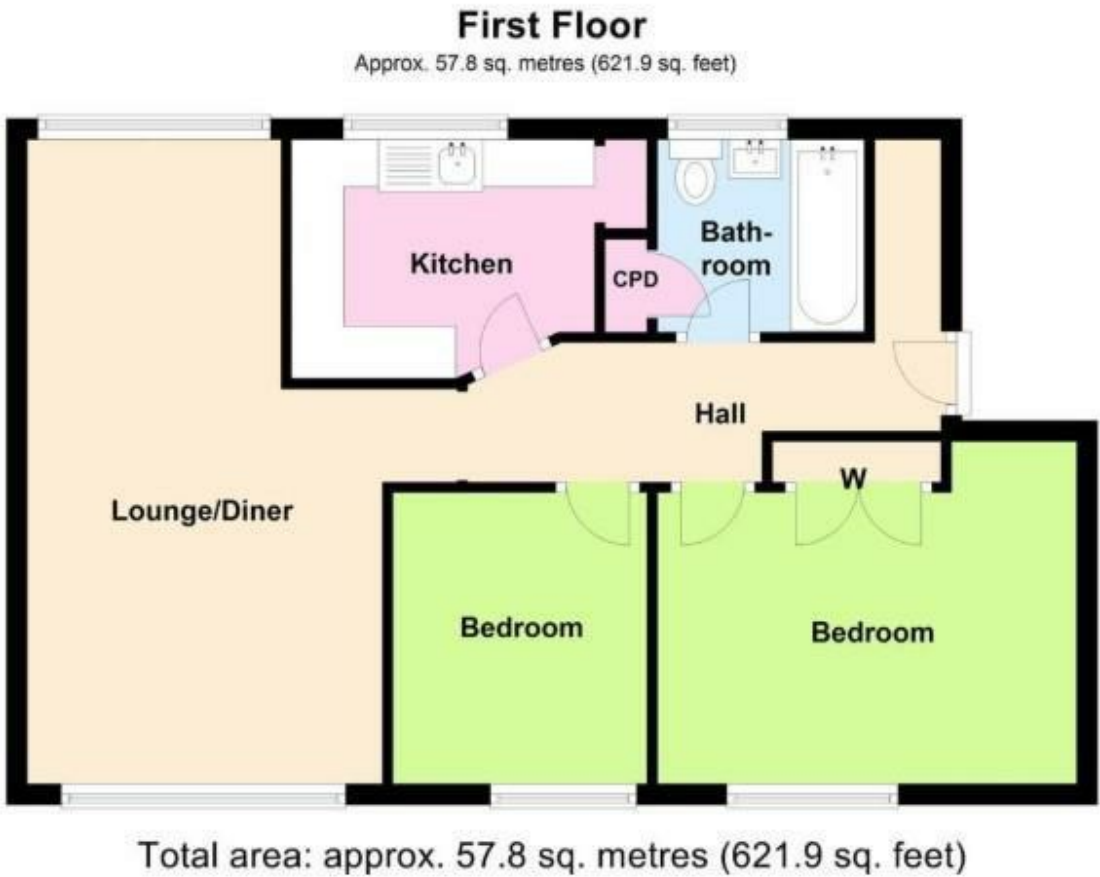
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	