

Connells

Nutfield Lane
Warwick

Nutfield Lane
Warwick CV34 8BD

for sale shared ownership

£219,000







Property Description

Offered to the market on a 60% shared ownership basis, this two bedroom semi-detached home was built in 2022 and provides approximately 936 sq. ft. of modern and well-planned accommodation, ideal for first-time buyers and professionals alike.

The property is approached via a driveway providing off-road parking for two vehicles and leads to the front entrance door. Upon entering, you are welcomed by a generous entrance hallway, offering ample space for coats, shoes and everyday storage, together with a useful guest cloakroom.

The heart of the home is the impressive open-plan living space. The contemporary kitchen is positioned to the front of the property and seamlessly flows into a spacious dining area and comfortable lounge, creating the perfect environment for both everyday living and entertaining. A door opens directly onto the rear garden, allowing plenty of natural light to flood the room.

To the first floor, there are two well-proportioned bedrooms, including a spacious principal bedroom benefitting from an en-suite shower room. The second bedroom is served by a modern family bathroom. A particular feature of the home is the large landing area, which the current owners have cleverly utilised as a dedicated home office space, ideal for those working remotely.

Outside, the rear garden is mainly laid to lawn and offers a pleasant outdoor space to enjoy. There is also a garden shed for additional storage and a gated side access.

Location

The property enjoys a highly convenient position within a popular modern development on the outskirts of Warwick and Royal Leamington Spa, offering excellent access to a wide range of local amenities. Nearby residents benefit from a selection of supermarkets, shops, cafés, schools, healthcare facilities and leisure amenities, whilst the vibrant town centres of Warwick and Leamington Spa provide an excellent choice of independent boutiques, restaurants, bars and recreational facilities. The renowned Jephson Gardens and the historic attractions of Warwick are also within easy reach. For commuters, the property is ideally located close to the A452, A46, M40 and Warwick Technology Park, providing straightforward access to Coventry, Birmingham, Stratford-upon-Avon and the wider Midlands. Regular bus services operate within the development, and both Leamington Spa and Warwick railway stations offer direct services to Birmingham, London Marylebone and beyond, making this an ideal location for both professionals and families alike.

Lease/Shared Ownership Details

The property is being sold at a 60% share as part of the Shared Ownership Scheme.

The lease term is 999 years from 30th June 2022. The current monthly charges on the remaining 40% share are Rent £447.36, Lease Management Fee £26.15, and Building Insurance Premium £17.04, giving a total monthly charge of £490.55.

Any agreed sale is subject to Housing Association eligibility criteria. Please contact the branch for further details. The Housing Association has confirmed that staircasing is available up to 100% ownership (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.



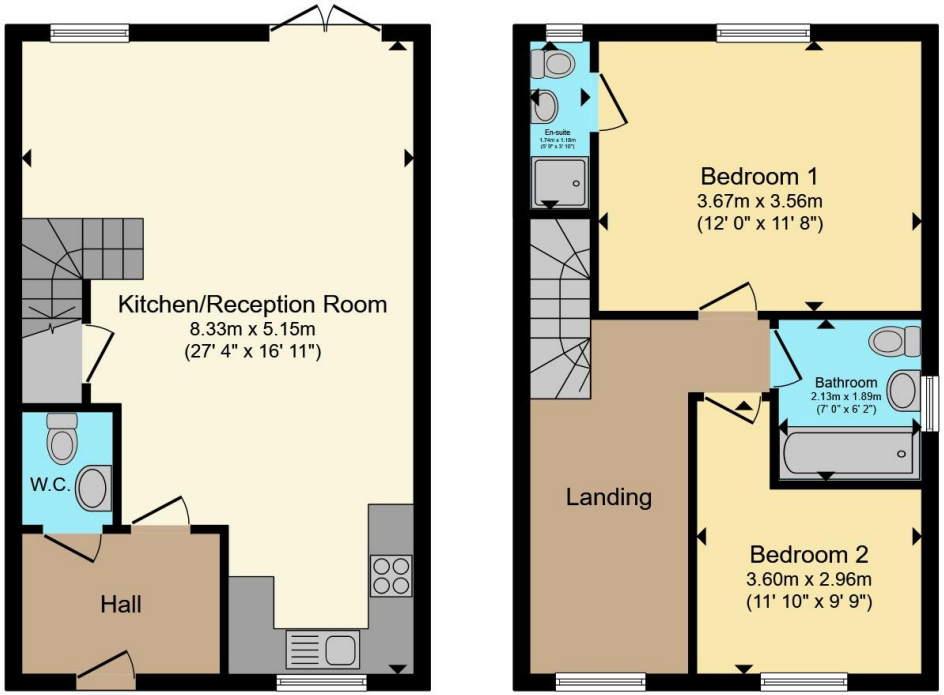












Total floor area 85.8 m² (923 sq.ft.) approx

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

Connells

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: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315668

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.