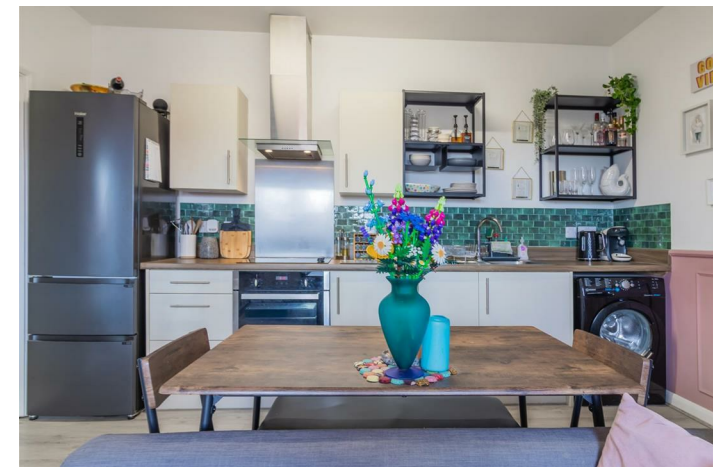




MARSTON CROFT

SOUTHAM, CV47 1PX

GUIDE PRICE £116,250
LEASEHOLD

An exciting opportunity to acquire this very well presented and affordable, one bedroom apartment – sold at 75% of market value (local connection and certificate of eligibility required).

MARSTON CROFT

- Affordable Housing - 75% of market value • 1 Bedroom • High Quality Finish • Off Road Parking • Electric Car Charging Point • Good Road Links Nearby • Local Connection and Certificate of Eligibility Required



Property Particulars:

-An exciting opportunity to acquire this very well-presented and affordable one-bedroom apartment, offered for sale at 75% of market value (local connection and certificate of eligibility required).

-Situated within walking distance of Southam town centre, this stylish home showcases open-plan living at its finest and would make an ideal first-time purchase.

-The kitchen is fitted with a range of wall and base units, offering ample space for white goods and further benefiting from an integrated electric oven and hob. The generous dining area flows seamlessly into the lounge, creating a bright and sociable living space.

-The double bedroom is located at the front of the home and is flooded with natural light. This attractive room offers plenty of space for freestanding bedroom furniture (wardrobe included) and provides a comfortable retreat.

-The bathroom has been finished to a high standard, in keeping with the rest of the property, and features a modern tiled suite complete with a spacious walk-in shower.

-This lovely home also benefits from an allocated off-road parking space, additional visitor parking, double glazing throughout, central heating and an electric car charging point.

-Surrounded by the beautiful South Warwickshire countryside, with excellent road links and a wealth of nearby amenities, this fantastic apartment offers a wonderful opportunity for its next owners.

Important Property Information:

Tenure: Leasehold (244 years left on the lease)

Maintenance Fee: £30 per month

Ground Rent: £30 per month

Council Tax Band: A

EPC:C

Local Authority: Stratford On Avon District Council

This property is considered as affordable housing and can only be sold at 75% of the market value.

To Qualify:

Applicants must have a certificate of eligibility confirming that they cannot afford more than the listed property price.

And

A local connection to the Southam Parish, such as currently living in Southam (for a minimum of 12 months), used to live in Southam for a minimum of 3 years, working in Southam for the last 12 months (minimum of 16 hours a week) or has an immediate family member currently living in Southam.



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Ground Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



Total area: approx. 32.0 sq. metres (344.3 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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