

Connells

Stephenson Court Station Approach
Leamington Spa

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Leamington Spa CV31 3SN

for sale shared ownership

£84,000







Property Description

This well-presented two double bedroom ground floor apartment is offered for sale on a 35% shared ownership basis with no onward chain, making it an excellent opportunity for first-time buyers looking to take their first step onto the property ladder.

Tucked away in a secure and quiet residential area whilst being perfectly positioned in the heart of the town centre, within walking distance of the train station, local parks, bars and restaurants, this home provides excellent transport links and is ideal for commuters and those looking to stay well connected.

The accommodation is accessed via a secure communal entrance hallway, leading to the apartment's private entrance. Inside, a welcoming hallway provides access to all rooms and features two generously sized storage cupboards, ideal for practical living.

The apartment offers a bright and spacious open-plan lounge, dining and kitchen area, creating a modern and sociable living space. There are two well-proportioned double bedrooms and a main bathroom fitted with contemporary fixtures.

Additional benefits include gas central heating,

Communal Entrance

Well maintained communal entrance with access to the apartment situated on the ground floor.

Entrance Hallway

Welcoming entrance hallway with a telephone entry system, a radiator, a storage cupboard housing the boiler and doors to all rooms.

Lounge/Dining Area

Light and airy lounge/dining area consisting of two radiators and a double glazed window to side elevation.

Kitchen Area

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel, sink and drainer unit. Providing with space for appliances.

Bedroom One

Double bedroom having a radiator and a double glazed window to side elevation.

Bedroom Two

Double bedroom having a radiator and a double glazed window to side elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C.
Having partly tiled walls, a heated towel rail and an extractor fan.

Parking

Allocated parking space to the front of the property with additional (unallocated) parking for residents and visitors to the rear.

Shared Ownership/Lease Details

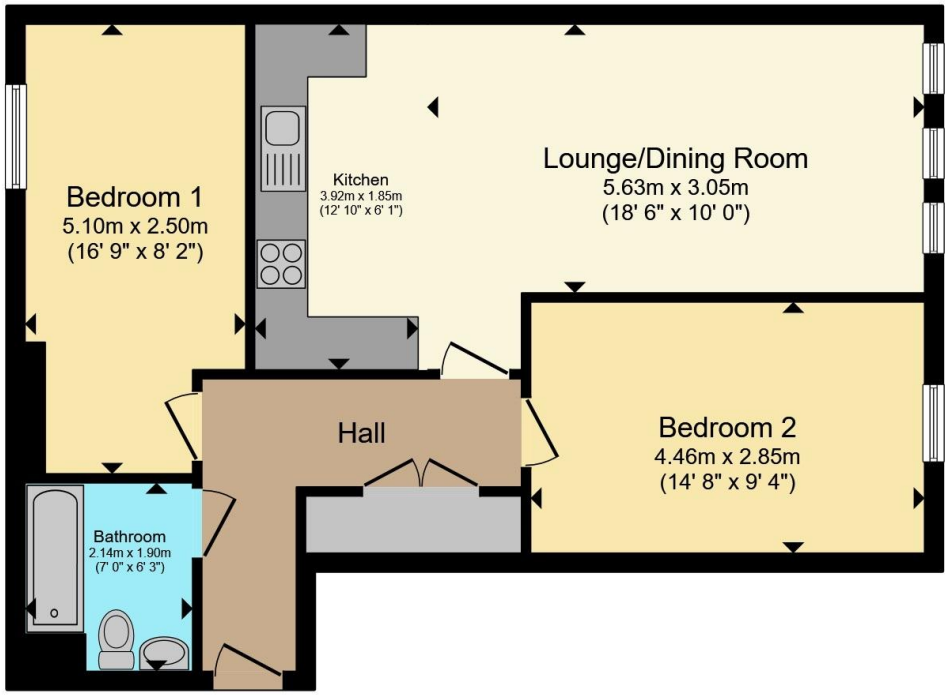
The property is being sold at a 35% share as part of the shared ownership scheme.
The lease term is 125 years from 1st October 2019 and the current monthly rent on the remaining 65% £444.01 with an annual service charge of £1163.40. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The housing association have confirmed stair casing is possible up to 100%

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 65.2 m² (702 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: B

Service Charge: 1163.40

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315532

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.