



Connells

Juliet Drive
Heathcote Warwick



Property Description

Situated on the highly sought-after Warwick Gates development, this three-bedroom semi-detached family home is offered for sale on a 50% shared ownership basis and provides well-proportioned accommodation throughout.

The property is approached via a driveway providing off-road parking for two vehicles, with a pathway leading to the front entrance. Internally, the accommodation comprises an entrance hallway with stairs rising to the first floor, a convenient downstairs W/C, a fitted kitchen positioned to the front aspect, and a spacious lounge/diner to the rear. The lounge enjoys views over the garden and benefits from French doors opening onto the patio, creating an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the rear garden offers a good degree of privacy and is predominantly laid to lawn, making it perfect for families and outdoor enjoyment. There is also a generous side access area with a useful garden shed providing additional storage.

This is an excellent opportunity to acquire a family home in a popular residential location, with excellent access to local amenities, schools, transport links, and both Warwick and Leamington Spa.



Location

Situated on the popular Warwick Gates development, Juliet Drive enjoys a convenient and family-friendly location close to a wide range of everyday amenities. Residents benefit from nearby shopping facilities including the Heart of England Co-op, local convenience stores, cafés, healthcare services and recreational facilities, while the extensive retail, leisure and dining options of both Warwick and Royal Leamington Spa are just a short distance away.

The area is particularly well suited to families, with a selection of well-regarded schools nearby including St Joseph's Catholic Primary School, Whitnash Primary School and Heathcote Primary School, all rated Good. Secondary education is available at Champion School, while Arise Education and Oakley School are also within easy reach.

For commuters, the property offers excellent transport links, with Leamington Spa Railway Station approximately 1.2 miles away, providing regular direct services to London Marylebone, Birmingham and other major destinations. The nearby A46, A452 and M40 provide convenient road access across Warwickshire, the Midlands and beyond, making this an ideal location for both families and professionals.

Lease/Shared Ownership Details

The property is being sold at a 50% share as part of the shared ownership scheme.

The lease term is 99 years from 1st November 2002 and the current monthly rent on the remaining 50% is £ 693.41. There is an annual service charge of £399.36

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% (Freehold).

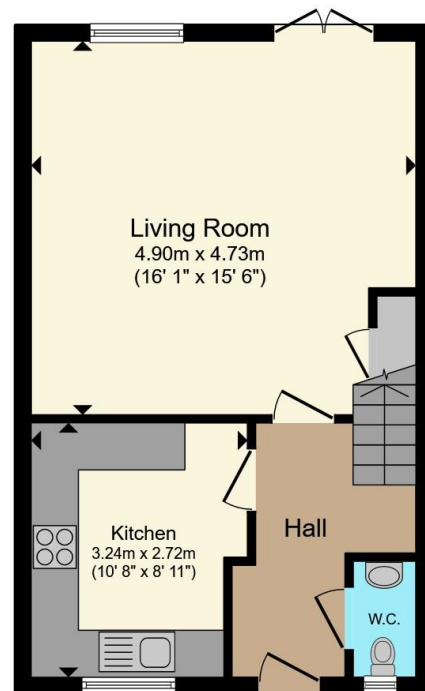
Buyer Aml Fee

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.

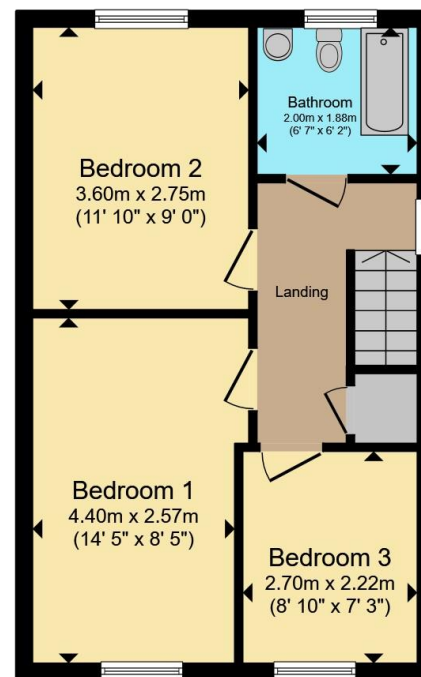








Ground Floor



First Floor

Total floor area 79.2 m² (853 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: C Council Tax
Band: C

Service Charge: 399.36 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315764

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2002. 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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