



Connells

Tithe Lodge Little Park
Southam



Property Description

Connells are delighted to bring to market this immaculately presented TWO BEDROOM APARTMENT. The property briefly comprises of an entrance hall, lounge/diner, BALCONY, kitchen TWO GOOD SIZED BEDROOMS, storage cupboard, WET ROOM & communal areas.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the County town of Warwick, famous Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market selling local produce. There are also a number of public houses & cafes. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

The town has a thriving network of clubs, community groups and recreational activities, a leisure centre, sports clubs from bowling to rambling, Rotary, WI, Lions, Darby & Joan as well as special interest groups including baking, bridge, singing, amateur dramatics, crafts and more.

Tithe Lodge

Tithe Lodge offers a completely different lifestyle when compared with conventional retirement schemes; the emphasis is very much on independent living in your own apartment yet within a community. You would have peace of mind knowing that care is on site as and when you may need it, enabling you to live independently in the comfort of your own home.

Entrance Hall

Communal area leading to front door.

Hallway

Large storage cupboard housing boiler, second storage cupboard with shelving space, alarm call system and doors to:

Lounge/Diner

Double glazed door leading to Juliet balcony overlooking the church grounds, radiator, carpet and television point, telephone point, intercom and opening into:

Kitchen

Fitted kitchen with wall and base units with work surface over, incorporating one and half bowl stainless steel sink/drainage unit, integrated electric oven and inset to work surface electric hob with cooker hood over, integral fridge/freezer and laminate flooring.

Bedroom One

Double glazed window looking over the church grounds, inbuilt wardrobes, fully carpeted and a radiator.

Bedroom Two

Double glazed window looking over the church grounds, radiator, fully carpeted.

Wet Room

Wet room fitted with large shower screen separating the shower area with electric shower, wash hand basin, low level WC, fully tiled walls to shower area, extractor fan and radiator.

Vendors Notes

Shared-ownership, two-bedroom flat in a retirement complex in Southam. The lease is for 125 years with an unexpired term of 112 years. The equity share held is the maximum permissible (99%).

Monthly charge amount of £743.00 approx.

That sum comprises:

Rent: £190.30

Service charge: £389.41

Heating: £82.21

Care charges: £51.05

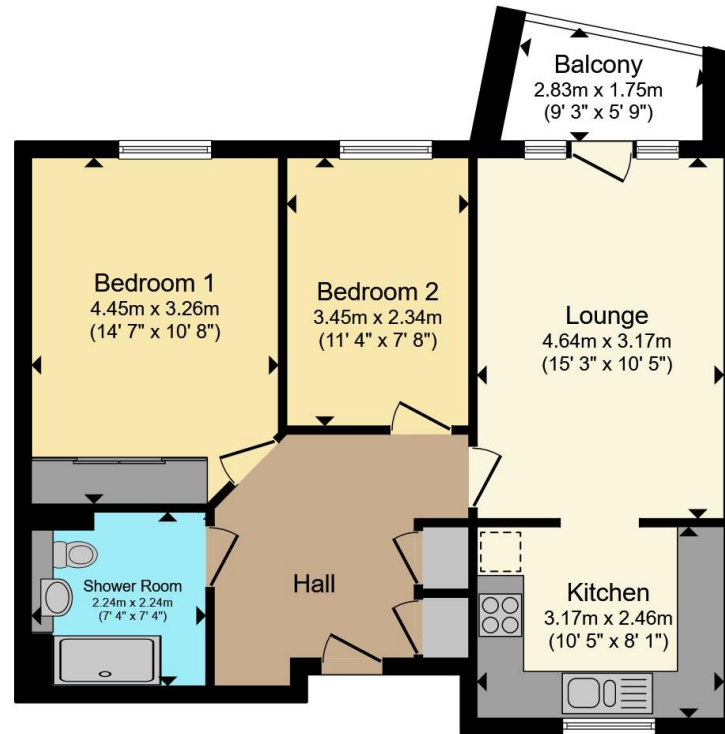
Activity charge: £22.23

Water: £8.38









Total floor area 60.7 m² (654 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:
 4672.92

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH105199

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Mar 2013. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: STH105199 - 0010