



**Connells**

Chestnut Court Harbury Lane  
Heathcote Warwick



## Property Description

Offered to the market with no onward chain, this well-presented detached park home is located within a popular over 50's development, offering a peaceful and community focused lifestyle.

The property benefits from a driveway to the side and is entered via an entrance hallway or a door into the utility room via ramped access, with doors leading to all principal rooms. The kitchen is well-appointed and features a separate utility area for added convenience. A dining room opens through to a spacious and bright lounge, creating a lovely flow and ideal space for both relaxing and entertaining.

There are two bedrooms, both of a good size and benefitting from fitted wardrobes. The master bedroom also enjoys the added advantage of an en suite.

Externally, the property offers a low-maintenance paved garden, perfect for those looking for easy upkeep without compromising on outdoor space.

Early viewing is highly recommended to appreciate what this lovely home has to offer

## Approach

Having access to the property both sides, to the right of the property a driveway for two cars and a ramp or stairs leading to the utility room. The other side stairs leading to another door giving access into the entrance hallway.

## Entrance Hallway

Spacious and welcoming entrance hallway having two built-in cupboards, a radiator and doors to all rooms.

## Dining Room

7' 10" x 8' 10" ( 2.39m x 2.69m )

With a double glazed window to side elevation opening into the lounge.

## Lounge

19' 3" x 10' 9" ( 5.87m x 3.28m )

Generously sized, light and airy lounge consisting of two radiators and double glazed windows to front and side elevations.

## Kitchen

10' 3" x 8' 6" ( 3.12m x 2.59m )

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating sink and drainer unit. Providing space for appliances and comprising window to the side and a door leading into the utility room.

## Utility Room

4' 9" x 7' 2" ( 1.45m x 2.18m )

Fitted with wall units and providing space for a washing machine. There is a built-in cupboard housing the hot water tank and a door leading to the driveway.

## Bedroom One

9' 5" max x 12' 5" max ( 2.87m max x 3.78m max )

Double bedroom benefitting from two fitted wardrobes, a radiator and double glazed windows to side and rear elevations.

## En-Suite

Three piece suite fitted with a wash hand basin, bath and low level W/C. Having a radiator and a double glazed window to side elevation.

## Bedroom Two

9' 4" max x 8' 9" max ( 2.84m max x 2.67m max )

Double bedroom having a built-in wardrobe, a radiator and a double glazed window to side elevation.

## Shower Room

Three piece suite fitted with a wash hand basin, a shower cubicle and a low level W/C. Having partly tiled walls and a double glazed window to side elevation.

## Outside

### Front Of The Property

There is a driveway providing off road parking for two cars. With ramped access leading to the utility room.

### Rear Garden

To the rear the property benefits from a low maintenance, private patio garden with shrubbery and access to both sides.

## Lease Information

The property is suitable for over 50's. The current lease length is due to expire on 19th May 2038. The property is subject to a monthly pitch fee of £192.00. You are allowed up to two pets however the site only allows one of each species, example; one dog and one cat. For further details please contact the Branch.

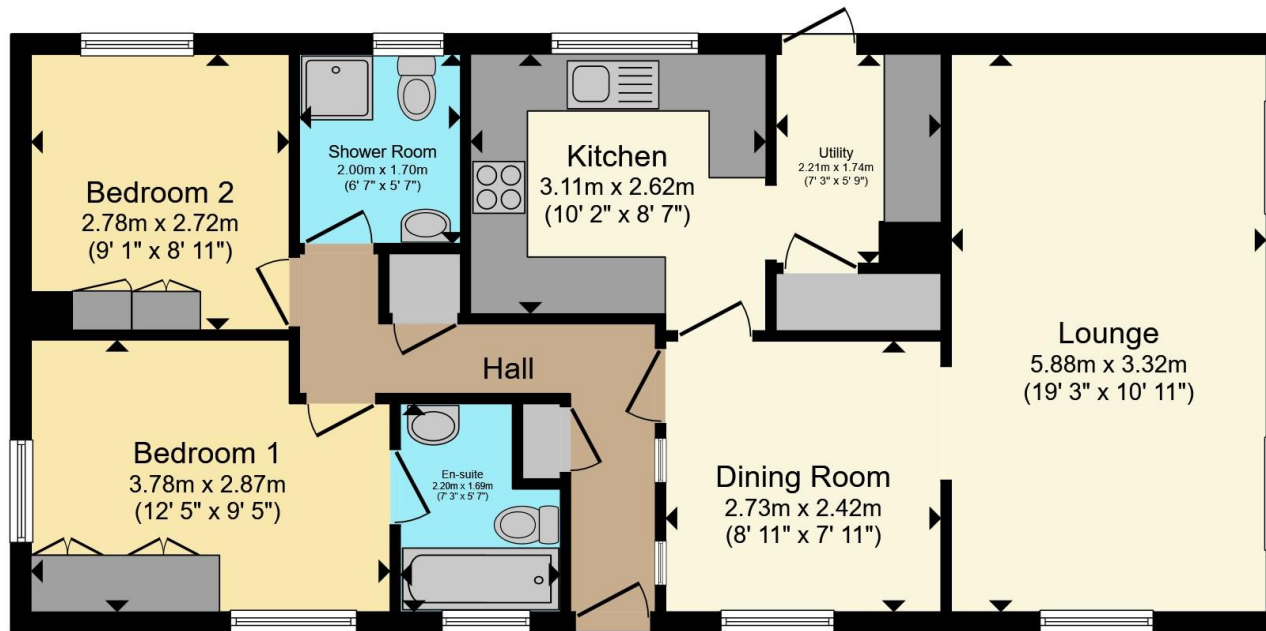
## Agent's Note

We believe the property may be subject to Grant of Probate. Please enquire with the branch at point of interest and they will endeavour to check the status for you.









Total floor area 76.4 m<sup>2</sup> (822 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/SPA315174](http://connells.co.uk/Property/SPA315174)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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: SPA315174 - 0004