



Connells

Nelsons Way
Stockton SOUTHAM



Property Description

Situated in a quiet and desirable location within the popular village of Stockton, this beautifully presented two-bedroom semi-detached home is offered on a 41% shared ownership basis, providing an excellent opportunity for first-time buyers to step onto the property ladder.

The ground floor features a welcoming entrance leading into a modern kitchen positioned at the front of the property, offering a stylish and practical space with ample storage and downstairs W/C. To the rear, a bright and spacious living/dining room provides the perfect setting for relaxing or entertaining, with direct access to the private rear garden.

Upstairs, the property boasts two well-proportioned double bedrooms, both filled with natural light, along with a contemporary family bathroom fitted with a modern suite.

Externally, the home enjoys a private rear garden, ideal for outdoor seating and entertaining, while to the front there is allocated parking and an attractive outlook.

Located in a peaceful village setting, the property is within easy reach of local amenities including a shop, pubs, and schooling, as well as offering convenient access to nearby towns such as Southam, Leamington Spa, and Banbury.

This is a fantastic opportunity to acquire a well-maintained home in a sought-after location through an affordable shared ownership scheme.

Approach

Entrance Hall

Downstairs toilet: door to the front aspect, stairs rising to the first floor, radiator, and laminate flooring with a door leading to the kitchen, living/dining room and downstairs toilet.

Downstairs W/C

Obscured double-glazed window to the side aspect, hand sink basin and toilet, radiator and laminate flooring;

Kitchen

The kitchen is fitted with a range of wall and base units with surfaces over, incorporating a one-and-a-half-bowl sink with drainer unit, an integrated gas hob and electric oven. Freestanding appliances such as a fridge-freezer and a washing machine and dishwasher. There is an overhead extractor fan, double-glazed window to the front aspect with laminate flooring.

Lounge/Diner

living room/dining area comprises double-glazed doors leading to the rear garden. The room is fully carpeted with 2 radiators and a large under-the-stairs cupboard.

Landing

The landing is fully carpeted with a double

glazed window to side aspect with doors leading to all rooms and bathroom.

Bedroom One

Bedroom one is fully carpeted, has two sets of double-glazed windows to the front, a radiator and a loft access.

Bedroom Two

Bedroom two is fully carpeted, with two double-glazed windows to the rear and a radiator.

Bathroom

The bathroom is partially tiled with a shower over the bath with a glass screen, toilet, wash hand basin, extractor fan and a heated towel rail.

Rear Garden

Shared Ownership Details.

The property is being sold at a 41% share as part of the shared ownership scheme.

The lease term is 125 years from April 2017 and the current monthly rent on the remaining 59% is £430 and the current service charge is £66.02 monthly. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The Housing association has confirmed the option of stair casing is available up to 100% - full ownership

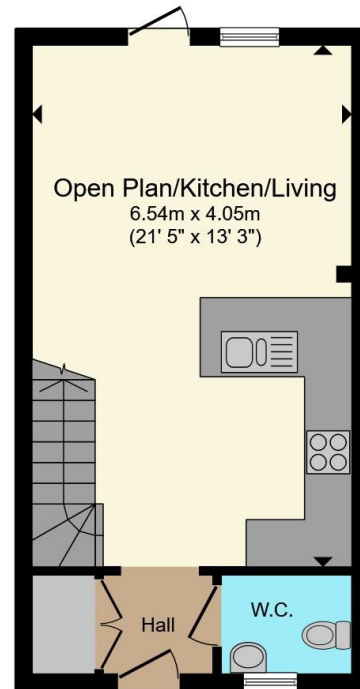
Buyers Aml Fee

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.

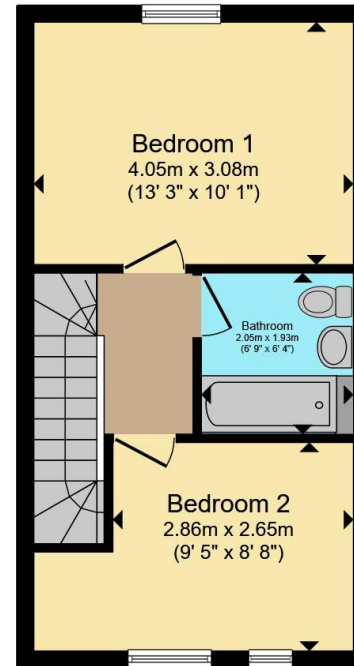








Ground Floor



First Floor

Total floor area 64.6 m² (696 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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84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: B Council Tax
Band: C

Service Charge: 66.02 Ground Rent:
430.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STH105232

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. 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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