

## TITHE LODGE, SOUTHAM CV47 0JJ



**THE ONLY TWO BEDROOM APARTMENT CURRENTLY AVAILABLE WITH SOUTH FACING VIEWS IN TITHE LODGE.**

- No Chain
- Over 55's
- 98% Share
- Two Bedrooms
- Kitchen with Integrated Appliances
  - Open Plan Living/Dining Room
  - Wet Room
- Juliet Balcony with South Facing View overlooking the Communal Gardens
- Wheelchair Access Throughout
  - Great On Site Facilities

**2 BEDROOMS**

**PRICE £195,000**

Hawkesford Estate Agents are delighted to market this two bedroom retirement apartment which is located on the Upper Ground Floor in the Tithe Lodge complex, which is in the heart of Southam Town Centre. Tithe lodge offers self-contained living accommodation in a safe and secure environment for people aged 55 and over.

Tithe Lodge boasts many on site communal facilities including a wonderful cafe, games room, lounge, gardens, activities room, cinema room and library. There are also parking bays for residents, buggy/cycle store, laundry rooms and a guest suite.

All floors can be made accessed via lifts and there is a 24 hour care service available on-site that is available for domestic care, companionship, and assistance with medical needs if required.

Briefly comprises:- spacious hallway, open plan kitchen and living room, two bedrooms, spacious wet room, vertical blinds fitted on all windows and is for a 98% share.

Southam town has many facilities, local shops, G.P surgeries, public houses, a Co-op and on the outskirts a Tesco store. Further there are local villages and larger towns with rail services, Leamington Spa, Rugby, Banbury and Daventry and motorway links to the M40.

**INTERNAL VIEWINGS STRONGLY RECOMMENDED.**

Details in Full.

### **Entrance**

Having carpet to floor, two storage cupboards, radiator, light point to ceiling and doors leading off to the other rooms.

### **Living Room 15'1" x 10'5" (4.60m x 3.18m)**

Having carpet to floor, two light points to ceiling, radiator, an intercom system and large glazed door and windows to the Juliet balcony, with views looking over the communal gardens towards the church and playing field.

### **Kitchen 10'5" x 8'0" (3.18m x 2.44m)**

The kitchen is finished to a high standard. Having wall and base units, one and a half bowl sink set into work surface, integrated Zanussi oven and hob with extractor fan, a fridge/freezer, vinyl flooring. and an internal window looks out to the communal hallway.

### **Bedroom One 14'6" x 10'5" (4.42m x 3.20m)**

The main bedroom has a carpeted floor, window to rear elevation, light point to ceiling and a radiator.

### **Bedroom Two 11'3" x 7'8" (3.43m x 2.34m )**

The second bedroom could be used as a hobbies room or even a separate dining room, having carpet to floor, window to rear elevation, light point to ceiling and a radiator.

### **Wet Room 8'7" x 7'4" (2.62m x 2.24m)**

The wet room has a vinyl floor, there is a low level flush WC with concealed cistern, wash basin and a large walk in shower. There is also a radiator, shaver socket and several light points.

### **Viewing**

Strictly by appointment through Hawkesford

### **Council Tax**

We understand the property to be in Band B

**Additional Notes**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Monthly Charges correct from April 1st 2024

Rent

Service Charge

Electricity Charge

Water Rates

Heating Charge

Care Charge

Totalling £594.67 PCM

Daily Activity Charge

**Fixtures**

Only those mentioned within these particulars are included in the sale price.

**Sales Tenure**

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Photography**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Free Market Appraisal**

Considering Selling or Letting your property? For a FREE Market Appraisal on a No Sale, No Fee basis contact 01926 811848.

**Financial Advice**

We can put you in contact with an independent financial advisor who can provide up to the minute whole of market mortgage information. Please contact Hawkesford on 01926 811848.

**Surveys**

Hawkesford Survey Department has qualified Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations

**Disclaimers**

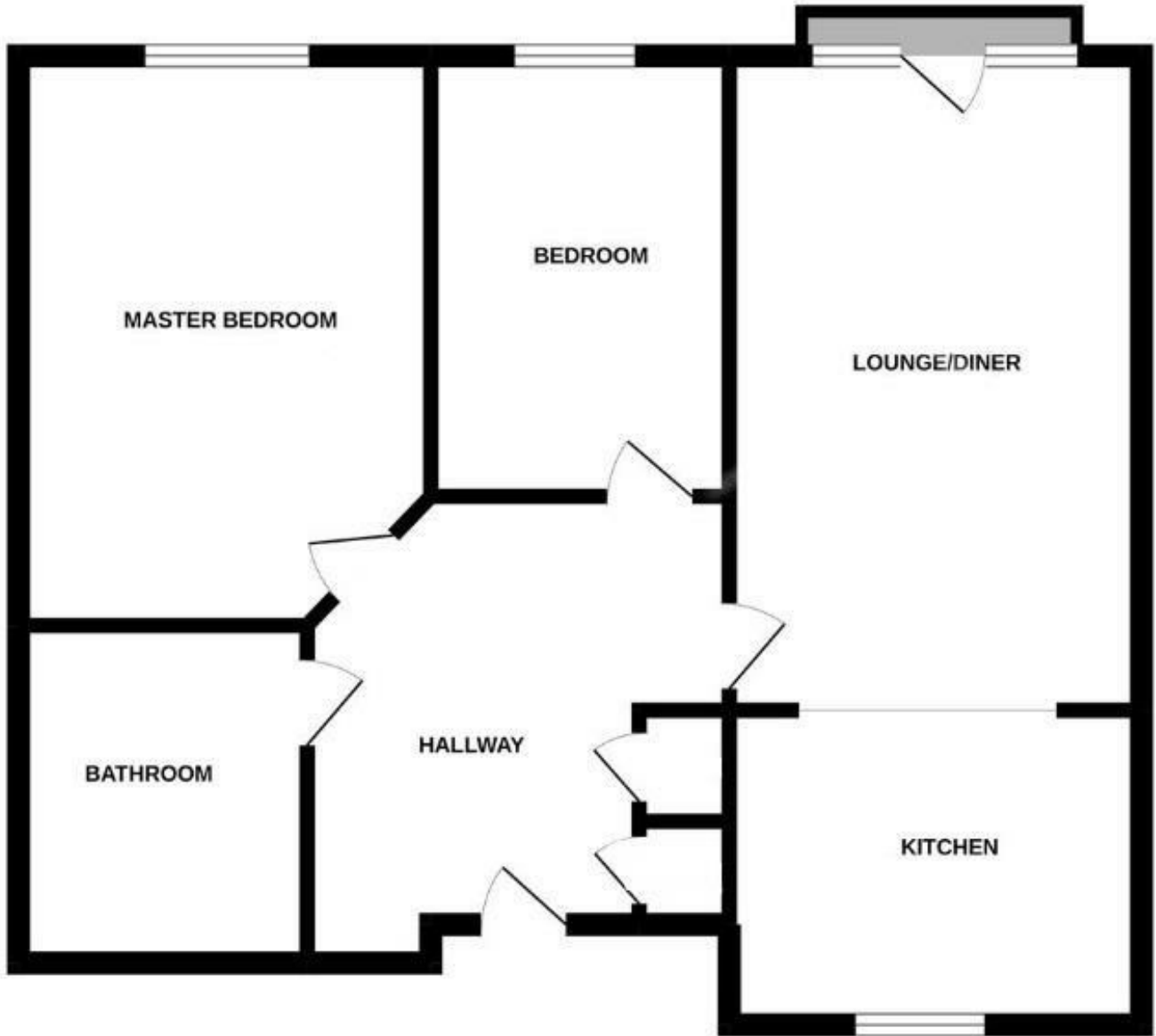
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees, have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified on inspection and also by your conveyancer.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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