

TITHE LODGE, SOUTHAM CV47 0JJ



LARGE TWO BEDROOM OVER 55'S APARTMENT WITH BALCONY, LOCATED WITHIN TITHE LODGE IN SOUTHAM.

- No Chain
- 99% Shared Ownership
- Second Floor Two Bedroom Apartment
- Largest apartment available in the complex
- Open Plan Kitchen, Living, Dining Room with Balcony
 - Wet Room
- Wheelchair Accessible throughout
 - On Site Facilities
 - Close to Local Amenities
 - Town and Countryside Views

2 BEDROOMS

PRICE £220,000

Hawkesford Estate Agents are delighted to market this spacious two bedroom retirement apartment which is located on the second floor on the high street side of the Tithe Lodge complex and is for a 99% share.

Being one of the largest apartments in the building, you really cannot be anything but impressed with the larger than average open plan kitchen, living, dining room, plus having the benefit of small balcony. Briefly comprises:- spacious hallway, open plan kitchen and living room, two bedrooms, wet room and all window dressing will be included.

Tithe lodge offers self-contained living accommodation in a safe and secure environment for people aged 55 and over.

It boasts many on site communal facilities including a 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.

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

Details in Full.

Entrance Hall

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

Living Room 14'9" x 13'5" (4.520 x 4.092)

Having carpet to floor, two light points to ceiling, radiator, an intercom system and a glazed door with windows either side gives access out to the balcony, with views overlooking the high street and surrounding countryside.

Kitchen 14'7" x 8'0" (4.447 x 2.442)

The spacious kitchen is finished to a high standard and has an impressive number of wall and base units, light point to ceiling, undercounter lights, one and a half bowl sink set into work surface with tile splashback, integrated Zanussi oven and hob with extractor fan, a fridge/freezer, vinyl flooring. and an internal window looks out to the communal hallway.

Main Bedroom 10'6" x 15'4" (3.201 x 4.698)

maximum measurements

The main bedroom has a fitted wardrobes, carpet to floor, light point to ceiling, a radiator and large window to front elevation overlooking the high street and the countryside beyond including Napton Windmill.

Bedroom Two 7'8" x 11'3" (2.352 x 3.446)

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

Wet Room 8'7" 6'4" (2.633 1.938)

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, several light points and the non slip vinyl flooring.

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.

Orbit service/Ground rent/Utilities £599.23 per month

Fixtures

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

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.

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.











TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)

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

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

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