



39 Little Park, Southam, CV47 0JF
Guide Price £145,000

charlesrose.

This beautifully presented first floor apartment is nestled in this quiet position in the heart of Southam town centre. Being placed on this quiet cul-de-sac it offers a quiet location yet still within strolling distance of the town centre and all the amenities on offer. The apartment itself is presented to a lovely standard and has a spacious entrance hallway with lots of storage on offer. The hallway leads off to a large reception with dual aspect, a well equipped kitchen, two large double bedrooms and a modern fitted bathroom. There are communal grounds to both the front and rear and the apartment comes with external storage shed.

LOCATION

Little Park is located within this quite no through road just a stroll from the town centre with all the amenities on offer that are required. It is positioned close to local schools, supermarkets and shops and is also well positioned to take advantage of the major road networks.

ON THE GROUND FLOOR

Communal Entrance

There is a secure entry system to the main front door linked with the apartment. The communal areas are well maintained with a door to the rear and stairs leading to the upper floors.

ON THE FIRST FLOOR

Entrance Hallway

The spacious entrance offers lots of storage with a number of cupboards on offer. The flooring of which continues through to the main reception room is laid with an oak coloured laminate and doors lead off to all rooms.

Living / Dining Room

20'8" x 12'0" (6.32m x 3.68m)

A large dual aspect reception room with large windows to the front and the rear offering lots of natural light. There is ample space for both seating and dining and the flooring continues through from the entrance.

Kitchen

12'9" x 6'3" (3.91m x 1.93m)

A modern kitchen with a range of gloss white cabinets, complementary work surfaces with tiles splash backs in a mosaic design. There

are spaces for an oven, washing machine and stand up fridge freezer.

Bedroom One

13'6" x 11'1" (4.14m x 3.40m)
The first of the double bedrooms on offer. The space on offer is immense and it has been decorated to a lovely neutral standard.

Bedroom Two

11'1" x 9'8" (3.40m x 2.97m)
A further good sized double bedroom that is equally finished to a lovely standard.

Bathroom

6'3" x 4'11" (1.93m x 1.52m)
A modern white suite with a bath having a shower over and wash hand basin. The walls have been tiled to the splash back areas and there is also sections of half height timber cladding.

WC

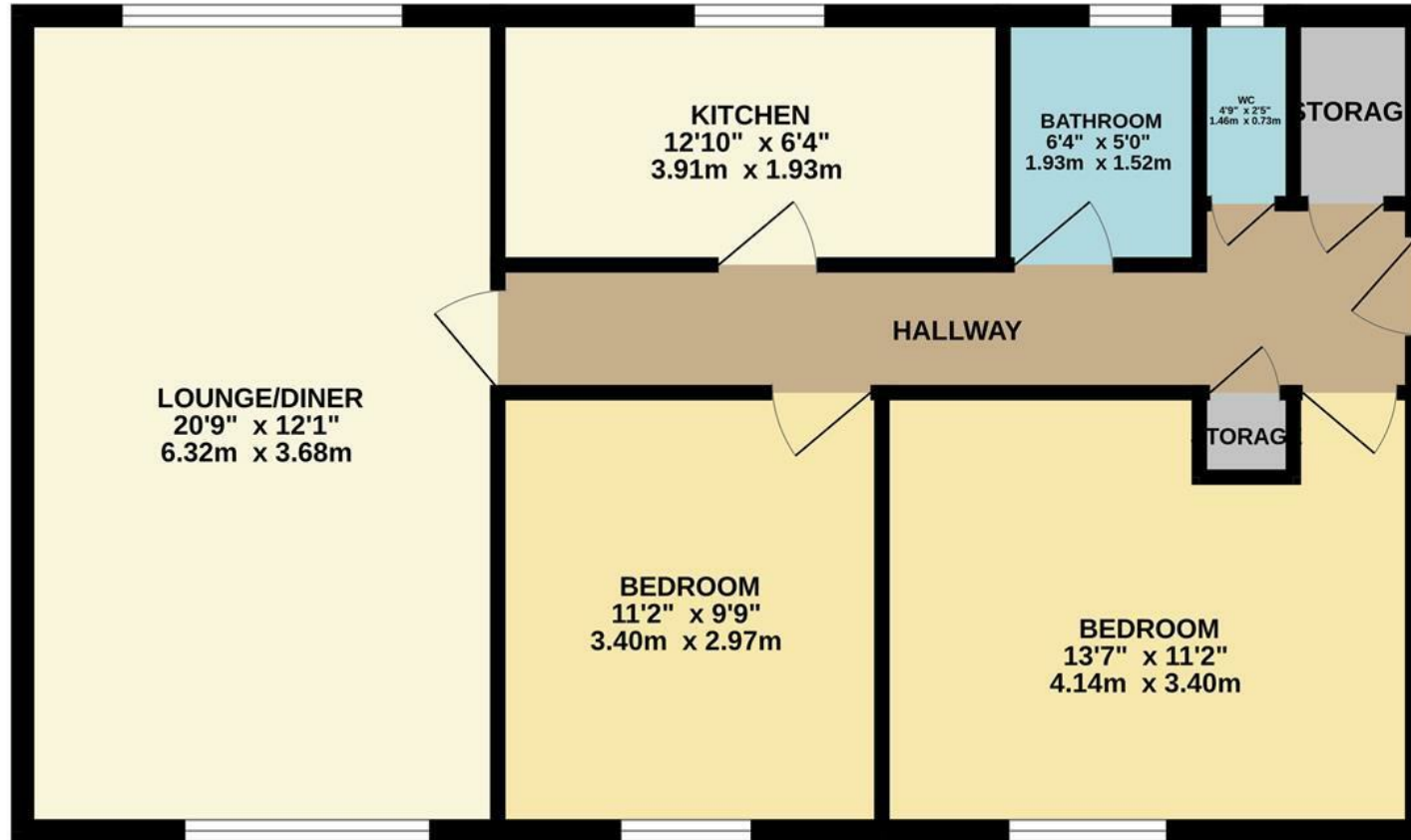
4'9" x 2'4" (1.46m x 0.73m)

TENURE

The property is offered as a Leasehold with an original term of 125 years with 89 years remaining. There is an annual ground rent of £10 and a service charge of £1,462.64.



FIRST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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

TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



