

Connells

Mayan Close
Bishops Tachbrook Leamington Spa

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Bishops Tachbrook Leamington Spa CV33 9WU

for sale
£122,500







Property Description

35% shared ownership opportunity in a popular residential development, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout.

The property comprises a welcoming entrance hallway, a generous lounge, downstairs cloakroom and a modern kitchen/diner ideal for everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a private landscaped rear garden with the added advantage of a detached office pod, perfect for home working. To the front, there is a driveway providing off-road parking for two vehicles side by side.

Ideally situated within easy reach of local amenities, schools, and transport links, this property presents an excellent opportunity for first-time buyers looking to step onto the property ladder through the shared ownership scheme.

Location

Situated in the desirable village of Bishop's Tachbrook, Mayan Close forms part of a modern residential development offering an excellent balance of village living and convenient access to nearby towns. The village benefits from a range of local amenities including a village shop, primary school, community facilities, parks and countryside walks, while the extensive shopping, dining and leisure facilities of Leamington Spa and Warwick are just a short drive away. Families are particularly well served, with a choice of highly regarded primary and secondary schools in the village and surrounding area. For commuters, the property enjoys excellent transport links, with easy access to the M40, A46 and wider Midlands road network, while rail services from Leamington Spa Station and Warwick Station provide regular connections to Birmingham, London Marylebone and beyond. Combining modern living, excellent amenities and superb connectivity, this is a highly sought-after location for families and professionals alike.

Lease/Shared Ownership Details

The property is being sold at a 35% share as part of the shared ownership scheme.

The lease term is 125 years from 31st July 2019 and the current monthly rent on the remaining 65% is £624.61. The property is subject to management costs to include an annual service charge of £443.64. Further information available upon request.

Any agreed sale is subject to Housing Association eligibility criteria. Please contact the branch for further details.

The housing association have confirmed stair casing is possible up to 80%.

Buyer 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.







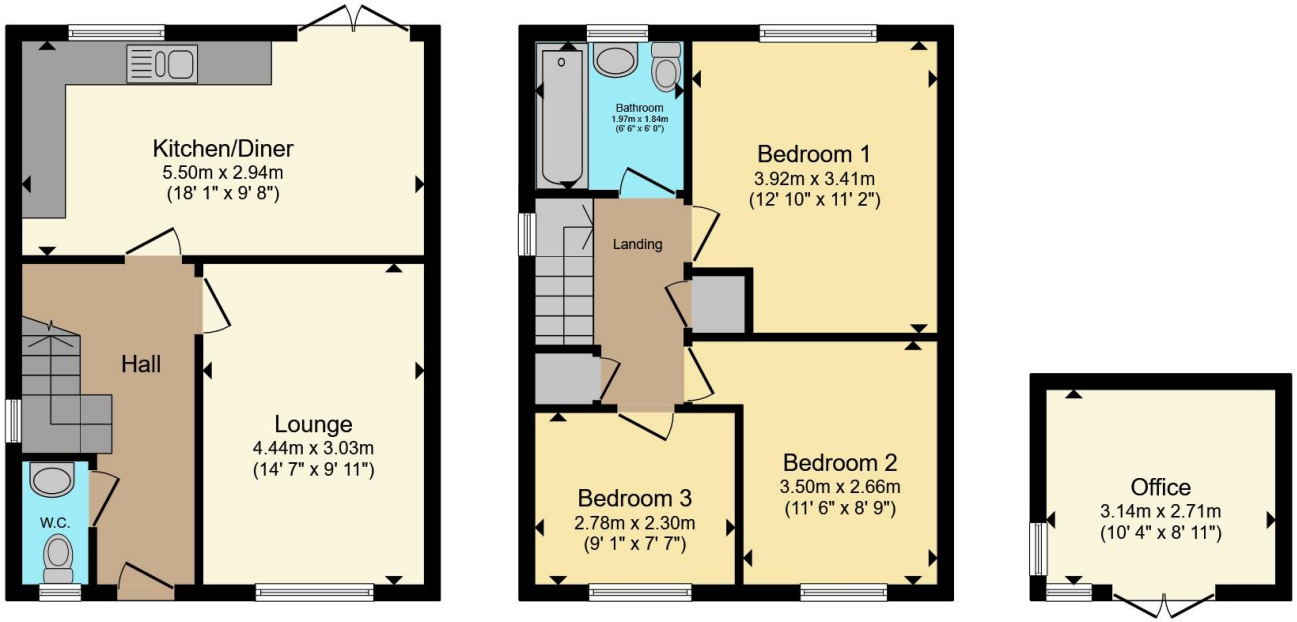












Ground Floor **First Floor** **Outbuilding**

Total floor area 90.2 m² (971 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

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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax Band: C

Service Charge: 443.64 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315357

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.