

Connells

Monarch Gardens
Leamington Spa

# Monarch Gardens
# Leamington Spa CV31 3LX

for sale shared ownership

**£88,000**







## Property Description

Situated in a popular residential area of Leamington Spa, this well-presented three-bedroom end of terrace home is available on a 25% shared ownership basis, with a staircasing option available, allowing purchasers the opportunity to increase their share over time. Offered to the market with no onward chain, this is an excellent opportunity for first-time buyers and those looking to take their first step onto the property ladder.

The property is approached via a driveway to the side, with access leading to the front entrance door. Upon entering, the welcoming entrance hallway provides stairs rising to the first floor and doors leading to the principal ground floor accommodation. To the front of the property is a fitted kitchen, while a convenient downstairs cloakroom adds practicality for modern living. To the rear, the spacious lounge/diner provides an excellent space for both relaxing and entertaining, with access to the rear garden.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for couples, families, or those requiring additional space for a home office.

Externally, the rear garden has been designed with low maintenance in mind and features an attractive combination of artificial lawn and paved patio area, ideal for outdoor dining and entertaining. The garden also benefits from a useful storage shed and gated access leading directly to the driveway.

Available on a 25% shared ownership basis with

## Location

Situated within a modern residential development just south of Leamington Spa town centre, Monarch Gardens, CV31 3LX enjoys a convenient location with excellent access to local amenities, schools and transport links. The property is within walking distance of a range of everyday conveniences, including supermarkets, shops and leisure facilities, while the vibrant town centre offers an extensive selection of restaurants, cafés and retail outlets. Families are well served by nearby schools, including Kingsway Community Primary School, St Patrick's Catholic Primary School, Myton School and Campion School, all of which are within easy reach. Transport connections are excellent, with Leamington Spa railway station approximately 0.5 miles away, providing direct services to Birmingham, Coventry and London Marylebone, while the nearby A425, A452 and M40 motorway offer convenient road links for commuters.

## Lease/Shared Ownership Details

The property is being sold at a 25% share as part of the Shared Ownership Scheme.

The lease term is 99 years from 24th June 2014. The current monthly rent on the remaining 75% share is £584.46. There is an annual service charge of £426.24.

Any agreed sale is subject to Housing Association eligibility criteria. Please contact the branch for further details. The Housing Association has confirmed that staircasing is available up to 100% ownership (Freehold).

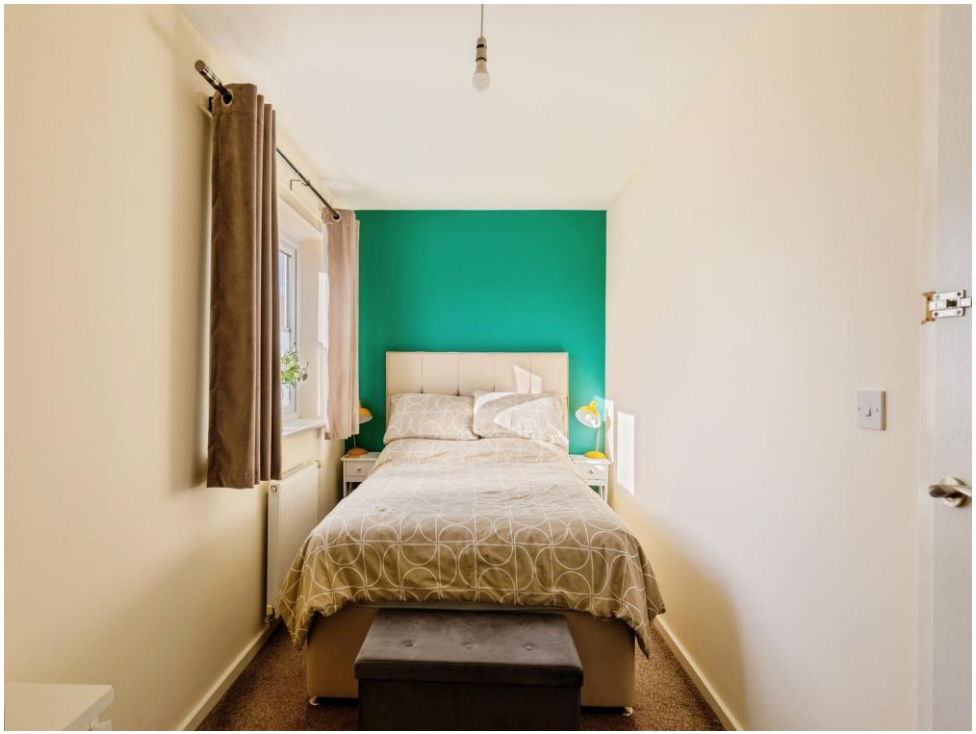
## Buyer Aml Fee

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.







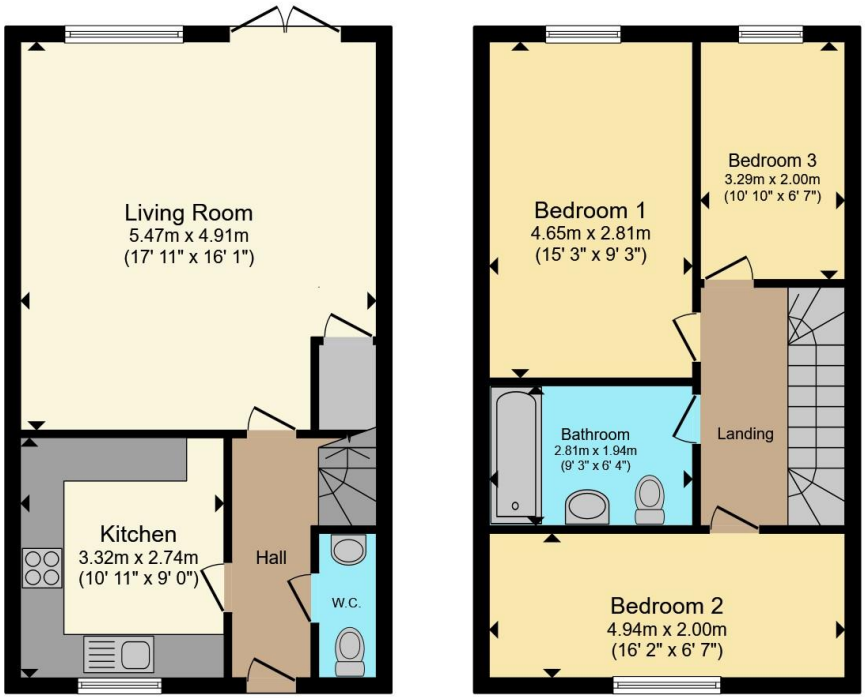













Total floor area 86.3 m² (929 sq.ft.) approx

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: 426.24 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/SPA315811**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2014. 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.