

Connells

Chestnut Court Harbury Lane
Heathcote Warwick

Chestnut Court Harbury Lane
Heathcote Warwick CV34 6SG

for sale
£80,000







Property Description

Situated on the highly sought-after Heathcote Park development in Leamington Spa, this two-bedroom park home is offered for sale with no onward chain, making it an ideal purchase for those seeking a straightforward move.

The property benefits from driveways to both sides, providing ample off-road parking. Steps rise to the entrance, leading into a welcoming hallway with a useful storage cupboard. The spacious lounge flows seamlessly into the dining area, creating a bright and sociable living space, perfect for both everyday living and entertaining.

The kitchen is positioned to the rear of the property and offers access directly out to the garden. There are two well-proportioned bedrooms, both benefiting from fitted wardrobes, providing excellent storage solutions. Completing the accommodation is a bathroom located to the rear of the home.

Externally, the property enjoys a private garden area, offering the perfect space to relax and enjoy the outdoors.

Early viewing is highly recommended to appreciate the accommodation on offer and the desirable location. Offered for sale with no onward chain.

Location

Chestnut Court is situated within the popular Heathcote area on the southern side of Warwick, offering a peaceful residential setting while remaining conveniently close to both Warwick and Royal Leamington Spa. The property benefits from easy access to a range of local amenities including nearby supermarkets, convenience stores, healthcare facilities, cafés and leisure amenities, while the extensive shopping, dining and entertainment options of Warwick and Leamington Spa are just a short drive away. The attractive Tachbrook Country Park is also nearby, providing excellent green space for walking and recreation. Transport links are excellent, with regular bus services available along Harbury Lane and Leamington Spa Railway Station approximately 1.6 miles away, offering direct connections to Birmingham, Coventry and London. The nearby A425, A452 and M40 motorway provide convenient road access to the wider Midlands and beyond.

Lease Information

The property is suitable for over 50's. The current lease length is due to expire on 19th May 2038. The property is subject to a monthly pitch fee of £197.83. You are allowed up to two pets however the site only allows one of each species, example; one dog and one cat. For further details please contact the Branch.

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 70.2 m² (756 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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EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/SPA315787

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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.