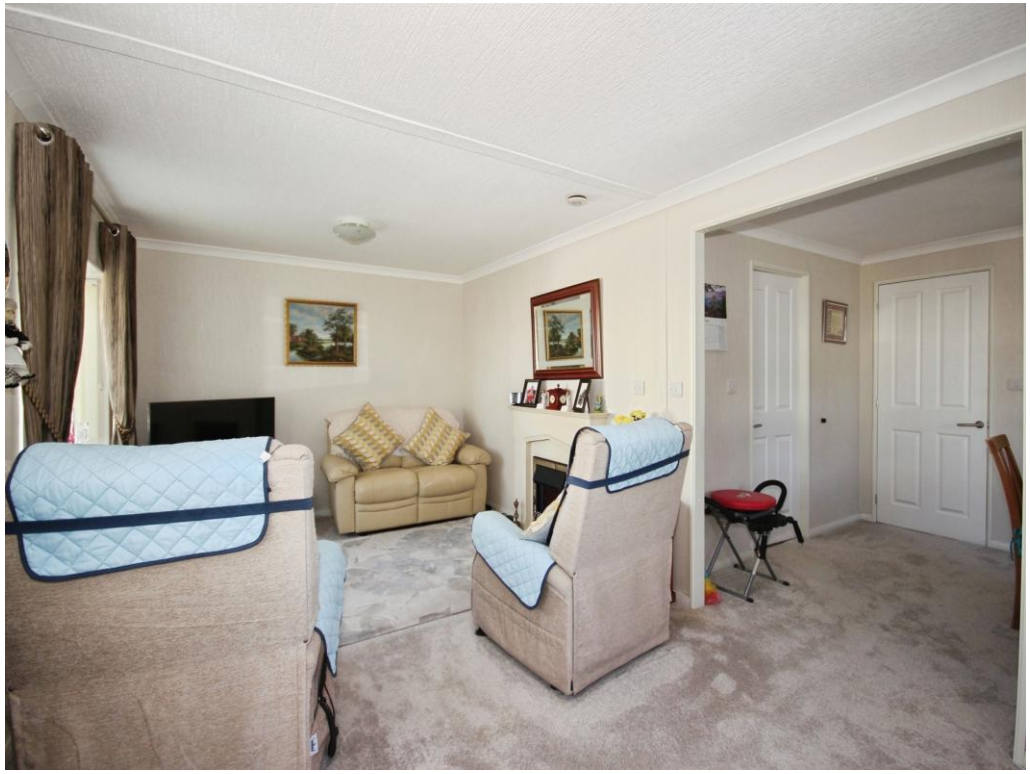


Connells

Meadow Close Redlands Park
Lighthorne Warwick

Meadow Close Redlands Park
Lighthorne Warwick CV35 0AG

for sale offers in excess of
£180,000







Property Description

Situated on a popular over-55s development in the sought-after village of Lighthorne, this well-proportioned two-bedroom park home offers comfortable and convenient living in a peaceful community setting.

The property benefits from allocated parking and is entered via an entrance hallway, providing access to the principal accommodation. The kitchen is open plan to the utility area, creating a practical and sociable space with an additional access door from outside. From the kitchen, the accommodation flows through to the dining room, which in turn leads into the spacious lounge, offering an ideal setting for both everyday living and entertaining.

There are two bedrooms, with the main bedroom enjoying the added benefit of an en suite shower room. A separate family bathroom serves the remainder of the home and guests alike.

Externally, the property features a low-maintenance paved patio area to the rear, providing the perfect space for outdoor seating and relaxation.

This attractive park home presents an excellent opportunity for those seeking a peaceful lifestyle within an established over-55s community, whilst remaining within easy reach of Warwick, Leamington Spa and surrounding amenities.

Location

Redlands Park is located in the peaceful village setting of Lighthorne, near Warwick and Royal Leamington Spa, offering a countryside lifestyle while remaining conveniently connected to nearby towns. Situated within Redlands Park, the property enjoys a quiet residential environment surrounded by Warwickshire countryside, making it ideal for those seeking a more relaxed pace of life.

Residents benefit from local amenities in nearby Gaydon, Warwick and Leamington Spa, including supermarkets, healthcare services, cafés, restaurants and leisure facilities. The area is also within easy reach of attractions such as the British Motor Museum in Gaydon.

Families are served by a selection of well-regarded schools nearby, including Lighthorne Heath Primary School, Moreton Morrell CofE Primary School, Bishops Tachbrook CofE Primary School, and Kineton High School, which is rated Good by Ofsted.

Transport links are excellent for a rural location, with bus services available close to the park and convenient access to the M40 motorway, providing straightforward routes to Birmingham, Oxford and London. Leamington Spa Railway Station is approximately 5 miles away, offering regular rail services to Birmingham, Coventry and London Marylebone, making the location suitable for both commuters and those travelling further afield.

Lease Information

The property is leasehold with an open ended lease which is a lease agreement that does not have a fixed end date. The property is subject to a monthly pitch fee of £198.21.

Agent's Note

Connells advise the sewerage for this property is via a communal Septic Tank.

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.





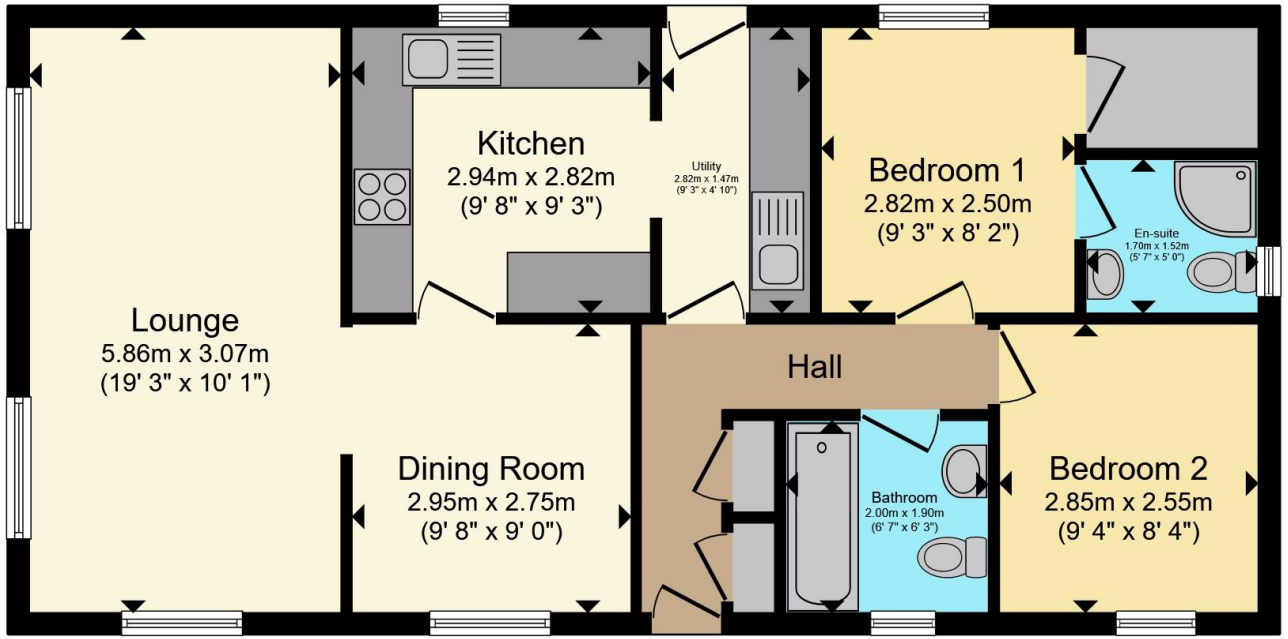







PEARS'
SOAP





Total floor area 69.7 m² (750 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

Connells

To view this property please contact Connells on

T 01926 881 441
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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/SPA315817

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.