



## WILLOW GARDENS

SOUTHAM, CV47 1HG

GUIDE PRICE £159,000  
LEASEHOLD

Set within the stunning grounds of Willow Gardens, just a stone's throw from Southam Town Centre, is this well-presented two-bedroom apartment. Benefiting from access to extensive and beautifully maintained communal gardens, the property enjoys a peaceful and picturesque setting whilst remaining conveniently close to the town's excellent amenities.

# WILLOW GARDENS

- 2 Bedrooms • Close To Amenities • Communal Gardens • Garage • Great Road Links Nearby • Well Presented • Great First Time Buy



## Apartment Accommodation:

-Upon entering the property, you are welcomed into a spacious entrance hall which provides access to all accommodation within the apartment. The hallway benefits from a wealth of useful storage space and immediately sets the tone for the wonderfully bright and airy feel that continues throughout the home.

-Located within the heart of the apartment is the impressive dual-aspect sitting/dining room, flooded with natural light thanks to the large windows and enjoying delightful views over the mature communal gardens and towards St James Church. This generous reception space offers ample room for both relaxing and entertaining, whilst also comfortably accommodating a dining area.

-The kitchen is fitted with a range of modern wall and base units complemented by contemporary worktops, an integrated electric oven and hob, and space for under-counter white goods including a washing machine, fridge, and dishwasher.

-The main bedroom is a generously sized double room benefiting from built-in wardrobes and ample additional space for freestanding furniture, including a dressing table.

-Bedroom two is a further good-sized double room and

currently accommodates a useful home working space, making it an incredibly versatile room.

-The bathroom has been recently re-fitted to a high standard and is beautifully finished with a modern white suite comprising a bath with electric shower over, hand basin, and WC. The room is further enhanced by attractive Karndean flooring.

## Exterior & Further Property Information:

-The property further benefits from a single garage with an up-and-over door, providing useful storage or secure parking.

-Willow Gardens is an exclusive private development comprising just 18 apartments, perfectly positioned within easy reach of the town's amenities whilst offering a tranquil and scenic environment.

## Important Property Information:

Tenure: Leasehold 999 years

Maintenance Fee: £136 Monthly

EPC: E

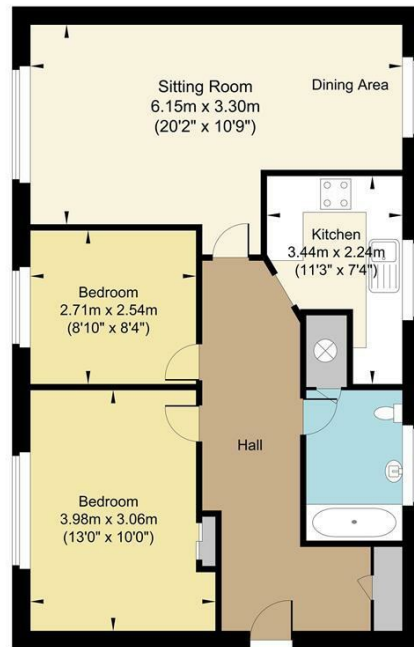
Council Tax Band: B

Local Authority: Stratford On Avon District Council

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Approx. Gross Internal Area:- 61.62 sq.m. 663.27 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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