



**35% SHARE IN EXTENDED FIVE BED**

**55 Bremridge Close  
Barford  
Warwick  
CV35 8DE**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £133,000 FOR  
35%**



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## Price Guide £133,000

Rare opportunity to purchase a share in a five bedroom extended, terraced home which forms part of a popular village community and is offered with a 35% share which could be staircased up to a 80% share we understand. The charming property is well presented throughout and provides flexible family accommodation with up to 5 bedrooms if desired. Private courtyard setting with allocated car parking space and access to visitor car parking spaces.

Double glazed front door opens into the

### RECEPTION HALL

with radiator and under stairs cupboard.

### CLOAKROOM

with low-level WC, radiator and wash hand basin.

### BREAKFAST KITCHEN

11'2" x 8'10"

with dark roll edge work surfacing extending around the room incorporating a Bosch four ring gas hob with Bosch electric oven beneath and a one and a quarter bowl single drainer sink with mixer tap. Space with plumbing for washing machine and dishwasher. Eye level wall cupboards including cooker hood and under unit lighting. Cupboard housing the gas fired central heating boiler. Tiled splash backs, radiator, and double glazed window.

### FULL WIDTH LOUNGE/DINER

15'10" max x 13'9" max

with radiators, timber effect flooring and double glazed windows and French door opening to the rear garden. Door opens to a large under stairs storage cupboard.

Staircase rises from the reception hall to the

### FIRST FLOOR LANDING

#### BEDROOM ONE - FRONT

9'3" x 10'11"

with radiator and double glazed front window (and the measurements exclude a double door built-in wardrobe).

#### ENSUITE WC

with low-level WC and wash hand basin. In the past, we understand this has had a shower cubicle and the sellers inform us the plumbing is still in situ under the floor boarding. Clearly, we have not checked this and purchasers need to make their own arrangements to do so if this is important to them.

#### BEDROOM FOUR - REAR

9'8" x 8'3" excl. door recess

with radiator and double glazed window.

#### BEDROOM FIVE - REAR

6'7" x 7'2"

with radiator and double glazed rear window.



### **FAMILY BATHROOM**

enjoys a white suite with panelled bath having tap secured adjustable shower over, wash hand basin, low-level WC, shaver point, tiled splashbacks, obscured double glazed window and extractor fan.

Staircase from the first floor landing proceeds to the

### **SECOND FLOOR LANDING**

with double glazed roof light. Off the landing there is access to an airing cupboard housing the Heatray Sadia Megaflor hot water tank.



### **BEDROOM TWO - FRONT**

12'7" x 7'10" under eaves with radiator, large double glazed roof light and downlighters. (Please note the shoulder height for a 6 foot average person reduces to 1.6 m).



### BEDROOM THREE - REAR

12'7" max reducing to 9'9" x 7'10"

with radiator, down lighters and two large double glazed roof lights enjoying views across the countryside beyond. (Please note for the average 6 foot person the eaves reduces the shoulder height to 1.7 m).

### OUTSIDE

#### TO THE FRONT OF THE PROPERTY/PARKING

there is an allocated car parking space with number 55 painted on the tarmac.

#### FURTHER PARKING

We understand within the courtyard there are a number of designated visitor car parking spaces. These are identified by a VP painted on each space.

#### REAR GARDEN

enjoys a shaped lawn and patio areas and large timber storage shed, and further workshop at the bottom of the garden.

#### GENERAL INFORMATION

The property is leasehold with 99 years running from the 1st of January, 2008.

The current owner currently owns 35% share. The maximum share that can be purchased is 80%. The Lease has 81 years remaining.

The remaining 65% share is rented at £564.66 per calendar month.

We understand all services are connected.

There is a service charge of £9.73 for the development which incorporates the maintenance of the bat house.

Building Insurance - £16.31

Management fee - £4.62



INTERESTED BUYERS MUST COMPLETE THE SHARED OWNERSHIP ELIGIBILITY ONLINE FORM TO BE REFERRED FOR A STAGE 2 FULL AFFORDABILITY ASSESSMENT. THE ONLINE ELIGIBILITY FORM MUST BE COMPLETED BEFORE A VIEWING CAN BE ARRANGED OR MAKING AN OFFER. PLEASE ASK THE AGENTS FOR FURTHER DETAILS.

IN THE FIRST INSTANCE, BROMFORD ARE SEEKING INTEREST FROM PROSPECTIVE BUYERS WITH A LOCAL CONNECTION. PLEASE ASK FOR MORE DETAILS.





**55 Bremridge Close, Barford, Warwick, CV35 8DE**





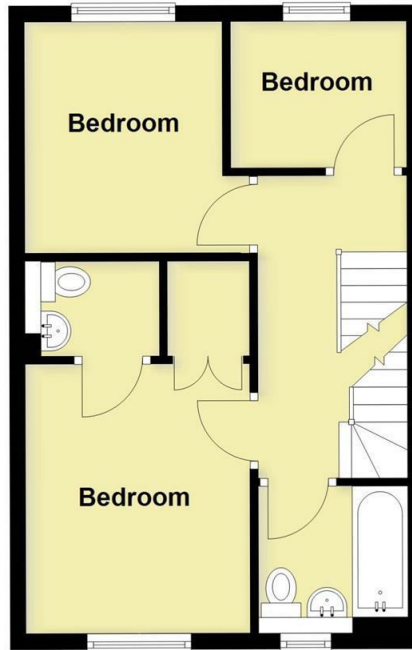
## Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



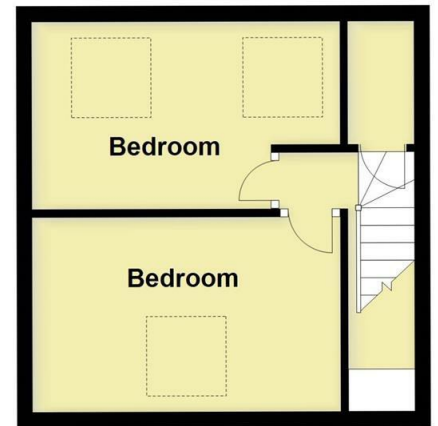
## First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



## Second Floor

Approx. 23.6 sq. metres (254.0 sq. feet)



Total area: approx. 97.9 sq. metres (1054.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 90        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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 |           |

## CONTACT

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