25% SHARE IN A STYLISH CONTEMPORARY HOME

3 March Place
Upper Lighthorne
Leamington Spa
CV33 8BF

MARGETTS
ESTABLISHED 1806

£68,750 FOR 25% SHARE

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25% SHARE IN A STYLISH CONTEMPORARY HOME IN A THRIVING NEW COMMUNITY. An excellent opportunity to acquire a modern, energy-efficient terraced home, ideally positioned within the highly sought-after Upper Lighthorne development. Perfect for first-time buyers and professionals, this beautifully designed property offers smart living space, contemporary finishes, and excellent transport links. The property provides practical and well-proportioned accommodation, briefly comprising entrance hallway, open living/ dining area and kitchen with access to the rear garden. To the first floor there are two bedrooms of comfortable size together with a family bathroom.
Externally, the property benefits from a private garden. The location continues to prove popular due to its proximity to A46 and M40, providing straightforward access to Leamington Spa and beyond.
Early viewing is recommended to fully appreciate the location and potential on offer. NO UPWARD CHAIN!

Entrance to the property is via a driveway with allocated parking space for two cars and readily available on-street parking which leads into...

ENTRANCE HALL
with gas central heating radiator, under stairs storage, doors leading into open lounge/dining and kitchen as well as the cloak room.

KITCHEN
9'8" x 9'7"
fitted with a range of base and wall units, wood effect work surface. Space for washing machine and fridge freezer, gas hob, electric oven and hood, stainless steel sink, double glazed window to the back and boiler.

OPEN PLAN LIVING ROOM
19'8" max x 12'1" max
with vinyl floor, double glazed windows to the front elevation, access into dining room and kitchen, various electric sockets, TV point, and telephone point.

CLOAKROOM
Fitted with a wash hand basin having chrome hot and cold mixer tap and low-level WC.

BEDROOM ONE
12'1" max x 15'1" max
with double-glazed window to rear elevation, and gas central heating radiator.

BEDROOM TWO
12'0" max x 14'11" max
with double-glazed windows to the front elevation, radiator and storage space.

BATHROOM
with bath tub, overhead shower with mixer tap, wash hand basin, WC, towel rail and extractor fan.

REAR GARDEN
Mainly laid to lawn with paved area and shed and alleyway access to the front of the property.

GENERAL INFORMATION

The price for 25% as shared ownership will be £68,750. The maximum share that can be purchased is 100% at £275,000.
Monthly charges are:
Rent charges £486.79
Service charge £20.83
Building Insurance £14.98
Management fee £5.37
Lease term remaining 989 years
Interested buyers must complete Bromford's Shared Ownership Online Form – eligibility checker
Full details are available on Bromford webpage: Buying a pre-loved Shared Ownership home

DIRECTIONS TO PROPERTY

What3words:- prowl//trouser//safety

ELIGIBILITY FOR SHARED OWNERSHIP

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. IDEALLY, BROMFORD ARE SEEKING INTEREST FROM PROSPECTIVE BUYERS WITH A LOCAL CONNECTION. HOWEVER, IF YOU DO NOT HAVE A LOCAL CONNECTION DO STILL CALL US. PLEASE ASK FOR MORE DETAILS.

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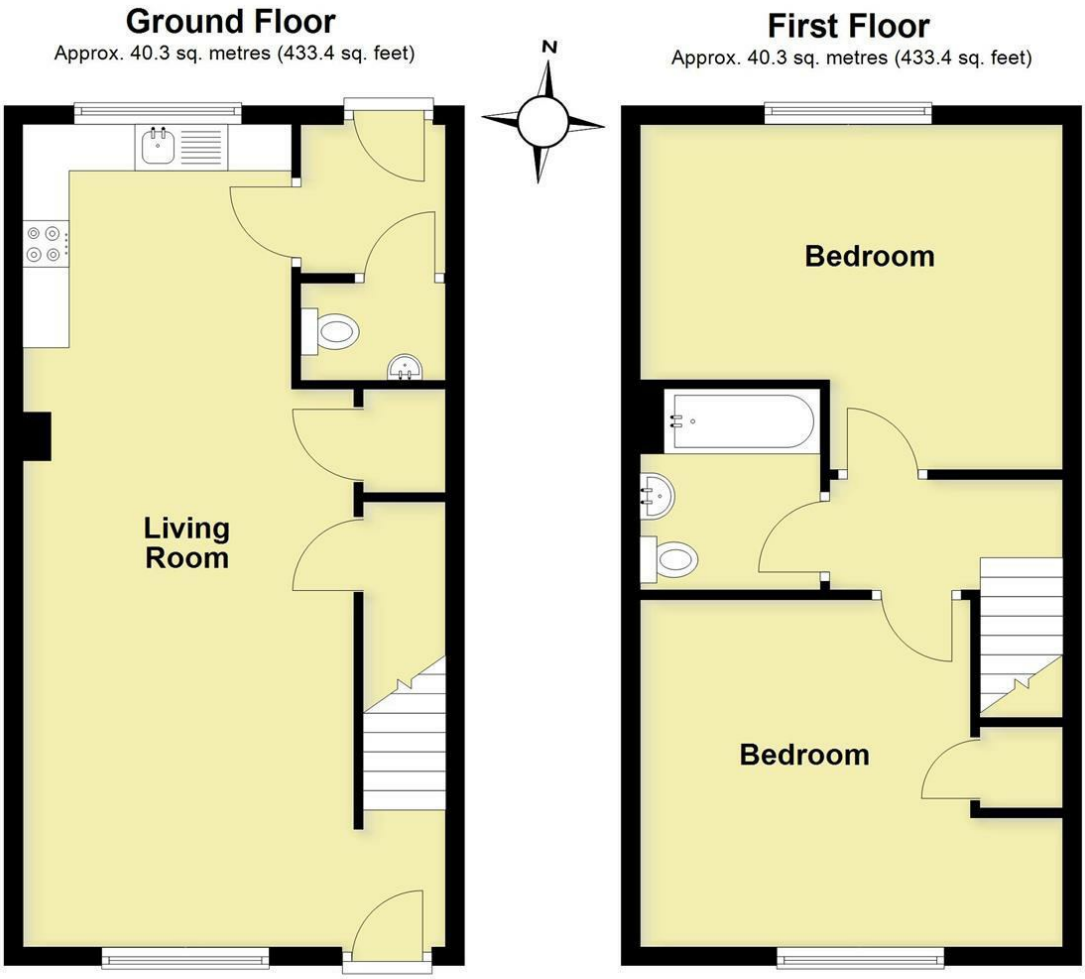
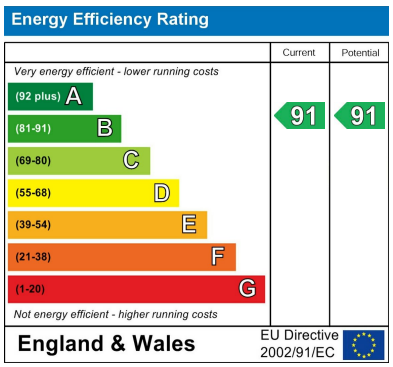
3 March Place, Upper Lighthorne, Leamington Spa, CV33 8BE



Total area: approx. 80.5 sq. metres (866.9 sq. feet)

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



DIRECTIONS

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