

## TITHE LODGE, SOUTHAM CV47 0JJ



### **TWO BEDROOM RETIREMENT APARTMENT WITH BALCONY AND SOUTH FACING VIEWS, LOCATED WITHIN TITHE LODGE.**

- Two Bedroom Apartment
  - 80% Share
  - Over 55's
- South Facing Balcony
  - On Site Facilities
- Careline Alarm System
- Wheelchair Accessable
- Close to Local Amenities
  - No Chain
  - EPC B

**2 BEDROOMS**

**PRICE £175,000**

For sale we have this second floor two bedroom retirement apartment which is located in the Tithe Lodge complex in the heart of Southam Town Centre. Tithe lodge offers self-contained living accommodation in a safe and secure environment for people aged 55 and over.

Tithe Lodge boasts a cinema and cafe all available to residents along with a guest suite for guests of the residents of Tithe Lodge and a communal games room, lounge, dining room, garden, activities room and library. There are also parking bays for residents within the grounds of the complex. All floors can be accessed via lifts and there is a 24 hour care service available on-site that is available for domestic care, companionship, and assistance with medical needs if required.

Briefly comprises:- spacious hallway, open plan kitchen and living room with access to the South facing balcony, two bedrooms, spacious wet room and is for an 80% share.

Southam town has many facilities, local shops, G.P surgeries, public houses, a Co-Op and on the outskirts a Tesco store. Further there are local villages and larger towns with rail services, Leamington Spa, Rugby, Banbury and Daventry and motorway links to the M40.

Call the Southam office for more information

### **Entrance**

Having carpet to floor, two storage cupboards, radiator, light point to ceiling and doors leading to rooms.

### **Living Room 15'1" x 10'5" (4.60m x 3.18m)**

Having carpet to floor, two light points to ceiling, radiator, an intercom system and large glazed door and windows that give access out to the south facing balcony, with lovely views looking towards the church.

### **Kitchen 10'5" x 8'0" (3.18m x 2.44m)**

The kitchen is finished to a high standard. Having wall and base units, one and a half bowl sink set into work surface, integrated cooker, hob with extractor fan over and a fridge/freezer, vinyl flooring. and an internal window looks out to the communal hallway.

### **Bedroom One 14'6" x 10'5" (4.42m x 3.20m )**

The main bedroom has a carpeted floor, window to rear elevation, light point to ceiling and a radiator.

### **Bedroom Two 11'3" x 7'8" (3.43m x 2.34m )**

The second bedroom could be used as a hobbies room or even a separate dining room, having carpet to floor, window to rear elevation, light point to ceiling and a radiator.

### **Wet Room 8'7" x 7'4" (2.62m x 2.24m)**

The wet room has a vinyl floor, there is a low level flush WC with concealed cistern, wash basin and a large walk in shower. There is also a radiator, shaver socket and several light points.

### **Council Tax**

We understand the property to be Band B

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Monthly Charges**

£175.11 - rent

£493.82 - service charges

£74.16 - supporting people

£8.94 - water rates

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. Please be aware that these are previously used marketing details for this property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.







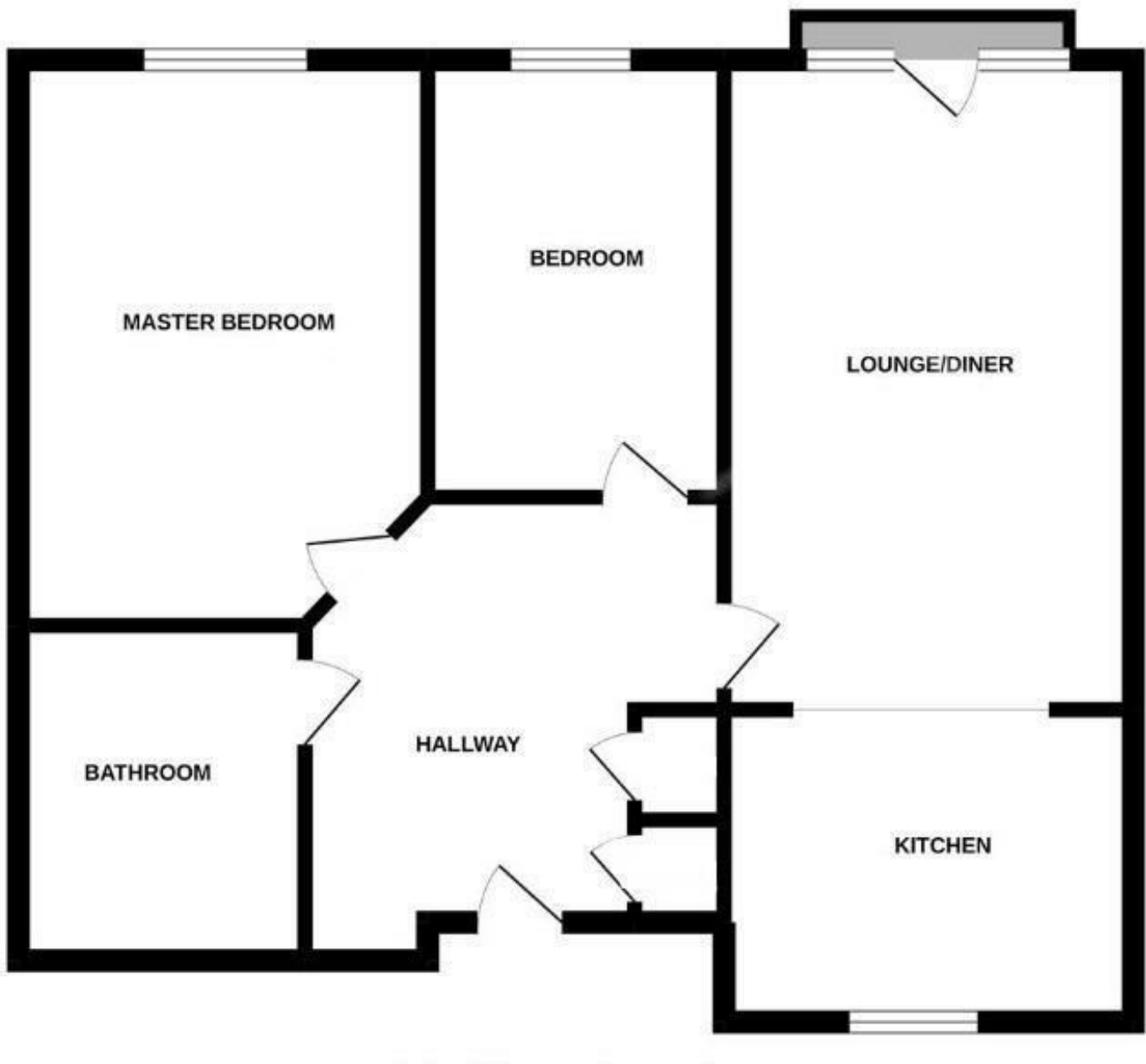












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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