

LADBROKE, WARWICKSHIRE, CV47

£225,000 LEASEHOLD

Winkworth







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Flat 15, Ladbroke Hall is a spacious two-bedroom ground floor apartment, enviably positioned within the beautiful grounds of the historic Ladbroke Hall in the sought-after village of Ladbroke, Southam. Offering a peaceful semi-rural lifestyle with an exceptional range of resident amenities, this charming home combines generous living space with a unique community setting.

Set within well-maintained communal grounds, residents benefit from access to a swimming pool, tennis court, allotment plots, communal laundry facilities, parking areas and an allocated garage, creating a lifestyle rarely found within apartment living.

The apartment itself offers well-proportioned accommodation throughout, with a welcoming entrance leading into a bright and spacious sitting and dining room featuring a beautiful bow window and feature fireplace. The kitchen provides ample storage and workspace, whilst the two double bedrooms offer flexibility for guests, home working or additional dining space if desired. A bathroom suite completes the accommodation.

To the front of the property is an attractive courtyard area enjoying lovely views across the surrounding grounds, further enhancing the peaceful setting.

Whether you are searching for a first home, downsizing to a quieter lifestyle, or seeking a lock-up-and-leave countryside retreat, this property presents a wonderful opportunity within one of Warwickshire's most desirable village locations.

Material Information:

Council Tax: Band C

Local Authority: Stratford Upon Avon District Council

Broadband: Superfast Broadband Available (Checked on Ofcom May 26)

Mobile Coverage: Likely Coverage (Checked on Ofcom May 26)

Heating: Gas Central Heating

Listed: Yes

Tenure: Leasehold 946 years left

Service Charge: £260 pcm

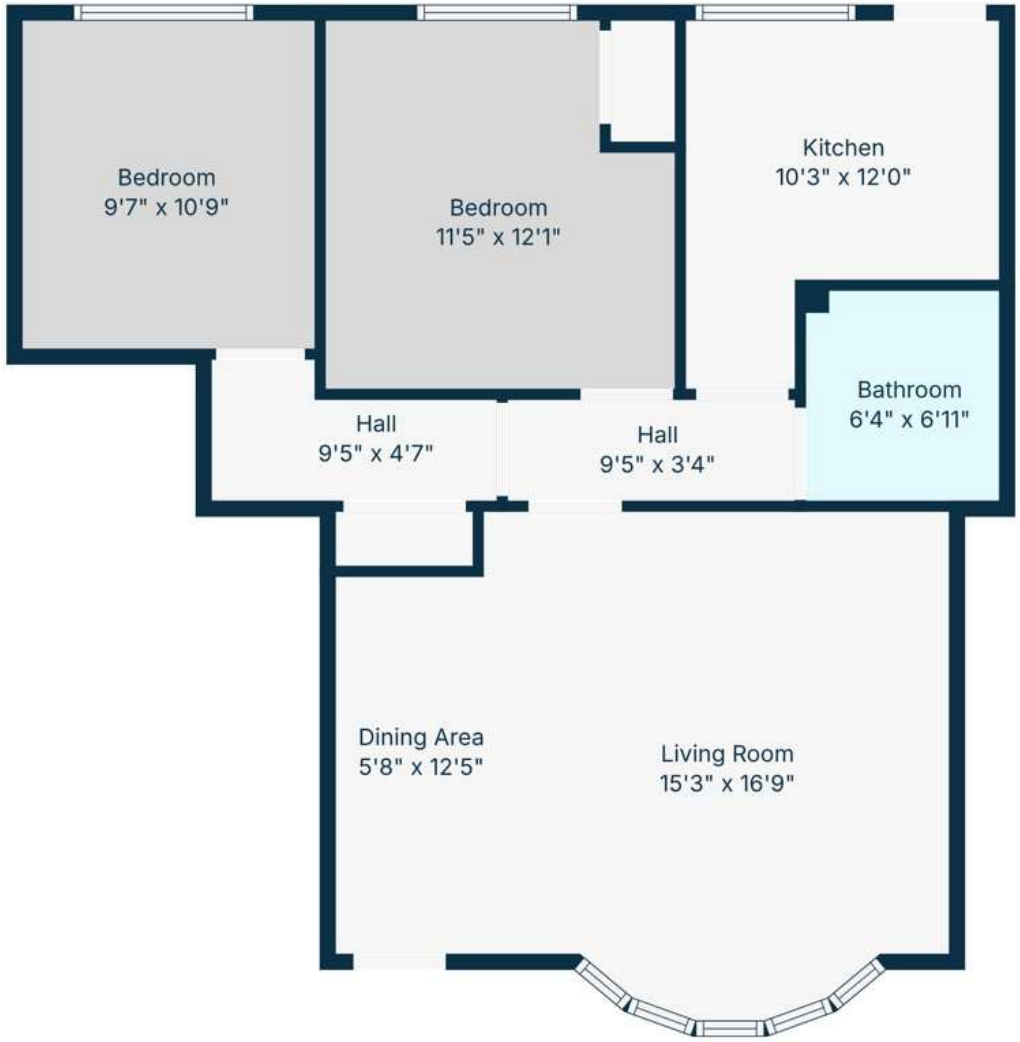
Ground Rent: TBC


Dad


Steve
Attridge

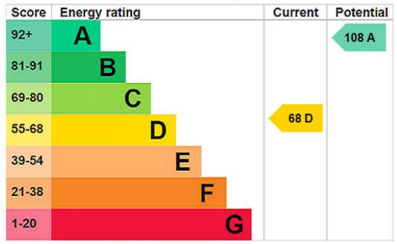






TOTAL: 789 sq. ft
1st floor: 789 sq. ft
EXCLUDED AREAS: WALLS: 64 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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