



**For Sale**

**7 Beard Close, Kenilworth**

**£93,500**

**2**

**1**

**1**

**78 m<sup>2</sup>**

**\*\*\* IDEAL FOR FIRST TIME BUYERS LOOKING TO GET ON THE PROPERTY LADDER \*\*\*** Brand new shared ownership property is available from 25% for £93,500. (100% is £374,000 BUT YOU CAN BUY A % THAT WORKS FOR YOU).

This well designed property is situated on the brand new and highly desirable 'Charles Church' development and was built by Persimmon Homes.

The property is perfect for commuters as it has easy access to the M40 and Kenilworth train station and is close to Kenilworth, Warwick and Leamington spa town centres.

In brief on the ground floor the property comprises of; nice sized entrance hallway, WC under the stairs, kitchen / dining area and a living room to the rear.

On the first floor there are two double bedrooms and a white modern family bathroom.

Further benefits include, gas central heated combination boiler, UPVC double glazing throughout, solar panels on the roof and it has driveway parking to the front with electric vehicle charging point.

**Nathaniel Cleaver**

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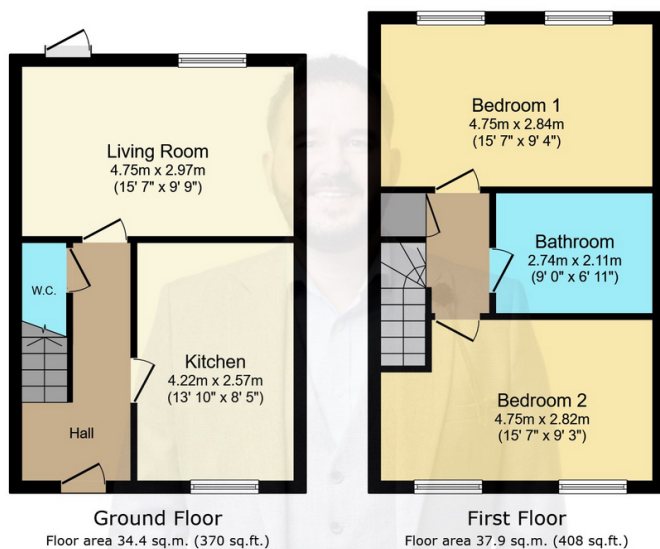
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**The Property Experts**

**The Property Experts -  
Leamington Spa**

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Total floor area: 72.2 sq.m. (777 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

- Brand New, built by Persimmon Homes
- Semi Detached House
- Shared Ownership From 25%
- Two Double Bedrooms
- Kitchen / Dining Area
- Living Room
- Downstairs WC
- Driveway Parking With Electric Charging Point
- No Onward Chain
- EPC Rating - A

