



3 Sheepy Mill, Kingfisher Way, Sheepy Parva, Warwickshire, CV9 3SZ

HOWKINS &
HARRISON

3 Sheepy Mill,
Kingfisher Way, Sheepy Parva,
Warwickshire, CV9 3SZ

Guide Price: £305,000

A luxury three bedroom second floor apartment having lift access, shared use of gym and sauna facilities, garage and parking. The property benefits from an open plan kitchen/diner, en-suite to two bedrooms, third bedroom/study and stunning views across the surrounding countryside.

Early viewing is strongly recommended.

Features

- Second floor apartment
- Lift access
- Communal gym and sauna
- Three bedrooms, two with en-suites
- Large lounge/dining area
- No upward chain
- Superb views
- Ample parking and garage



Location

Situated in the attractive village of Sheepy Parva on the Warwickshire/Leicestershire borders. Junction 10 of the M42 motorway is within 7 miles travelling providing quick access to the Midlands Motorway Network and to the cities of Derby, Nottingham, Leicester and Birmingham. The A5 trunk road is within easy access providing swift movement into the towns of Tamworth, Hinckley and Nuneaton.

Atherstone - 2.1 miles

Market Bosworth - 6.2 miles

Coventry - 19.1 miles

Leicester - 19.0 miles

Birmingham international airport - 20.9 miles



Offered for sale with
No Upward Chain,
this ready to move into
three bedroom apartment
is situated in a
premier residential location.

Description/Accommodation Details

Sheepy Mill is a superb converted Mill comprising four apartments across four levels, there is parking to the fore with garage and access to communal gym and sauna. The building is entered via a communal entrance door which leads to a lobby with intercom system and access to the lift which leads to a private lobby which has a useful large storage cupboard and a further porch area which leads to the front door. Entrance hall with doors leading off to a bright and spacious lounge/diner with juliet style balcony with stunning open views.

The kitchen has a comprehensive range of eye level and base units with integrated 'Neff' oven, dishwasher and induction hob with extractor hood above. There are three excellent size bedrooms, both bedrooms one and two having en-suite facilities, guest WC with wash hand basin..

Outside

There is a parking and a single garage with storage above, access via electric up and over door. There is a communal gym which is for the exclusive use of residents/apartments and includes gym equipment, shower room and sauna. Delightful communal gardens set within approximately 1.1 acre of grounds including lawned areas, lake with fountain, seating area with lovely views across the grounds.

Tenure/Important Information

Sheepy Mill management company is the holding company of the freehold of the apartment development. The four Directors represent the four owners of the apartments. The service charge for 2018 - 2019 was £2950 (increasing annually in line with rpi) and is paid on 1st November each year in full. Each Director owns the leasehold of their individual apartment; the leasehold does not incur a charge on the apartment owner. The purchaser will become a Director of the Company upon completion of the purchase.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

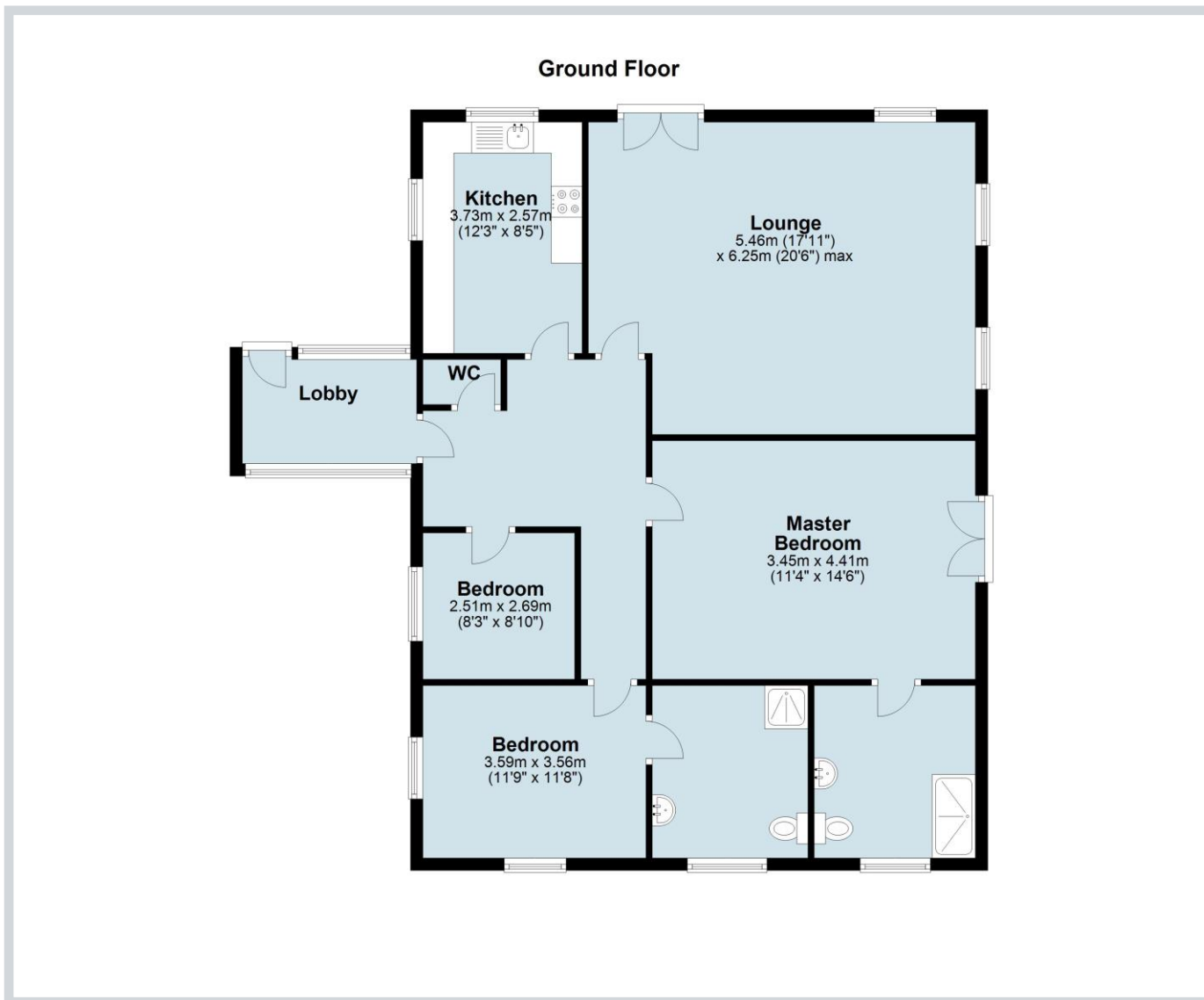
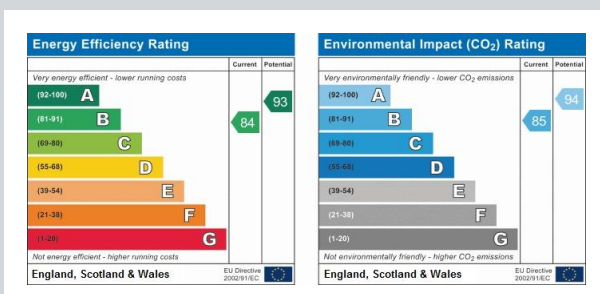
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - 01455 238141

Council Tax

Band - F



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

