



CITIZEN



## Plot 7, Montague Point - "Hatfield" 35% share

4 Giles Court, Jones Road, Warwick, CV34 5FB

**35% Shared ownership £138,250**



# Plot 7, Montague Point - "Hatfield" 35% share



## Description

Plot 7 Montague Point- 35% share-£138,250 Total Rent £625.87 pcm

AVAILABLE TO RESERVE NOW

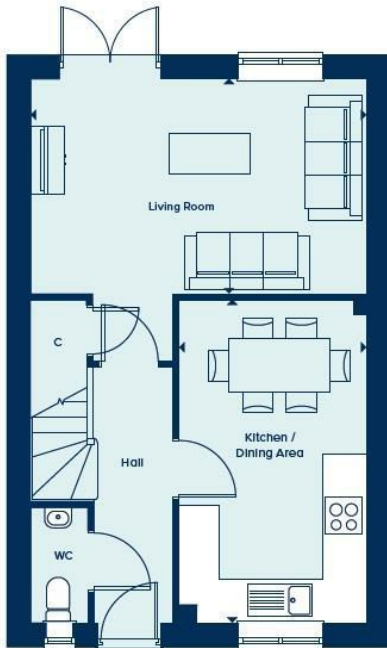
If you would like to apply for this property, please complete our online application form via our Signature Website

- Shower screen over bath
- 3 spacious bedrooms
- NHBC guarantee
- Turf to rear garden
- New Build
- 1.8m rear fencing
- 2 allocated parking spaces
- Vinyl to wet areas
- Hob, oven and extractor
- Near Royal Leamington Spa





## Floor Plan



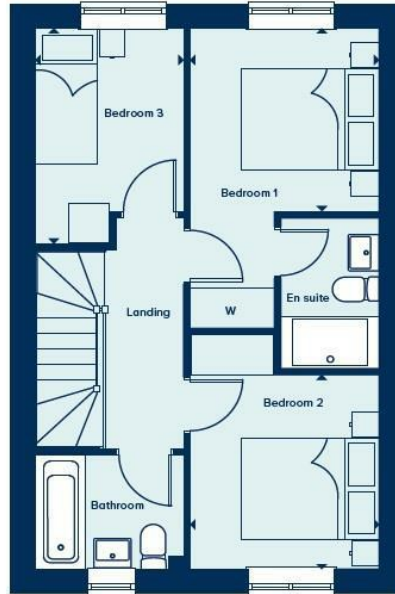
### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

#### LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"



### FIRST FLOOR

#### BEDROOM 1

2.73m x 2.73m 9'0" x 9'0"

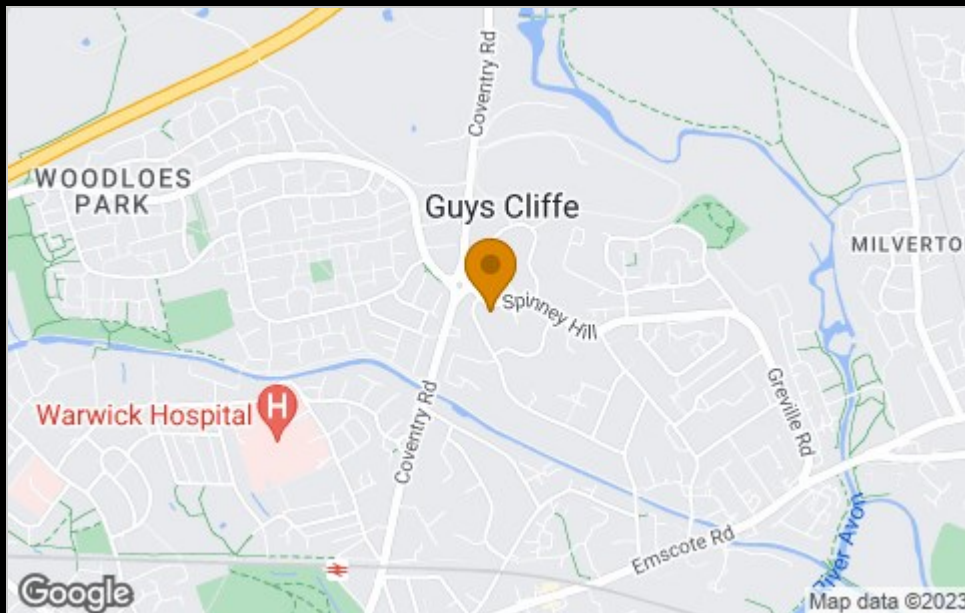
#### BEDROOM 2

2.89m x 2.73m 9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

## Area Map



## Viewing

Please contact our Sales Advisor Kellie on 07807 787747 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Plot 8 Montague Point - "Filey" 25% share

3 Giles Court, Jones Road, Warwick, CV34 5FB

**Price £117,500**



# Plot 8 Montague Point - "Filey" 25% share



## Description

Plot 8 Montague Point - 25% share £117,500 Total Rent £853.25 pcm

AVAILABLE TO RESERVE NOW

If you would like to apply for this property, please complete our online application form via our Signature Website

- Shower screen over bath
- 4 spacious bedrooms
- NHBC guarantee
- Turf to rear garden
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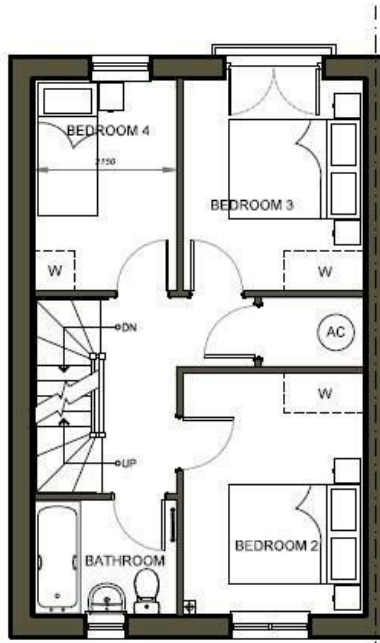




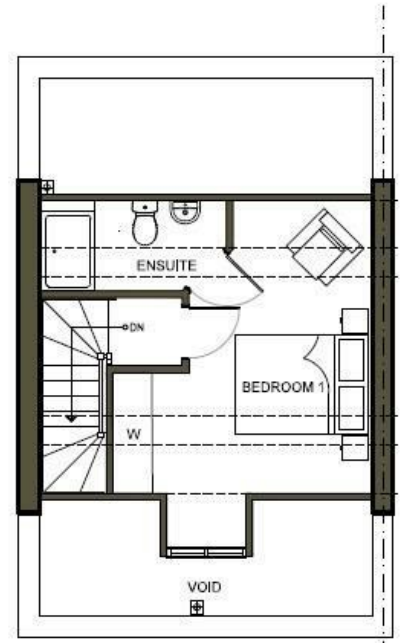
## Floor Plan



GROUND FLOOR (1:100)  
(OPTION 1)



FIRST FLOOR  
(OPTION 1)



SECOND FLOOR

## Area Map



## Viewing

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