



**For Sale**

**18 Sapphire Drive, Leamington Spa**

**Offers In Excess Of  
£190,000**

 **2**

 **1**

**\*\*FANTASTIC & MUCH IMPROVED, OPEN PLAN  
KITCHEN, REFITTED SHOWER ROOM TWO  
DOUBLE BEDROOMED GROUND FLOOR FLAT , \*\*  
NO CHAIN \*\***

This absolutely stunning, high-specification, ground floor apartment has been completed to the highest standards throughout and is beautifully presented by its current owner.

Offering two double bedroom situated on the ground floor of this modern development which is available for sale with NO CHAIN.

The property briefly comprises; entrance hallway, feature open plan lounge/kitchen, two double bedrooms, main bedroom with built in wardrobes perfect for storage and a fabulous refitted shower room.

Also benefitting from one allocated parking space to the front of the property as well as beautifully maintained lawned gardens surrounding the building. Great location within easy reach of Leamington Spa train station and town centre. This would make a fantastic choice as a starter home or investment opportunity.

Leasehold - Service Charge £1,800 PA

Ground Rent £60 PA

71 Years remaining

**Craig Sharman**

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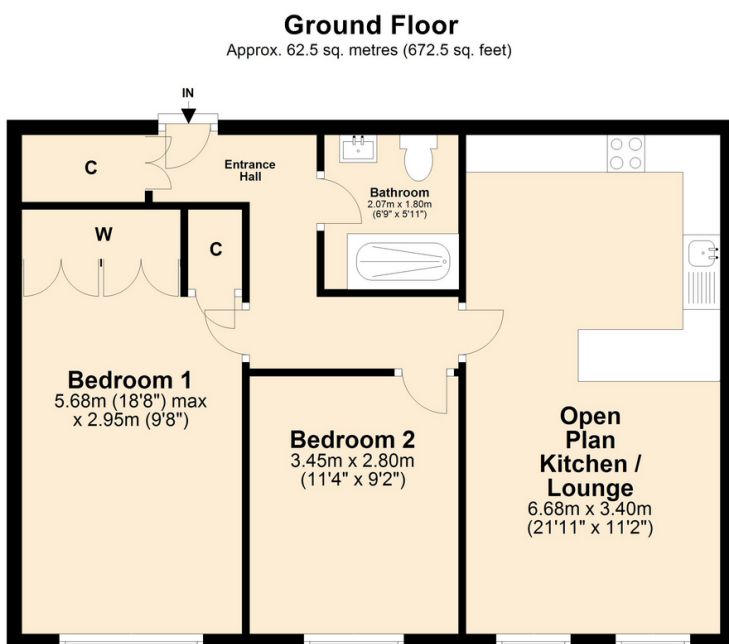


 **The Property  
Experts**

**The Property Experts -  
Leamington Spa**

01926436139





- Ground Floor Flat
- Two Double Bedrooms
- Refitted Kitchen
- Refitted Shower Room
- Integrated Appliances
- Allocated Parking
- Great Location
- Show Home Condition
- EPC Rating C
- No Chain

Total area: approx. 62.5 sq. metres (672.5 sq. feet)

