

Redland Road, Leamington Spa, CV31 2PB

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*** PURPOSE BUILT APARTMENT
IN POPULAR LOCATION WITH
COMMUNAL GARDENS ***

This spacious first floor apartment is situated close to all local amenities including the famous bars, restaurants and boutiques the town has to offer. It is also close to all major road networks, parks, schools and the train station.

In brief the property comprises of; entrance hall, large lounge / dining room, kitchen, two large double bedrooms, bathroom with separate WC, there is also plenty of storage space and a utility room.

Further benefits include double glazing throughout, communal parking to the front, communal gardens to the rear that include a private external store and the block of apartments backs on to the playing fields.

This property is an ideal first time or investment buy as it has low ground rent and service charges.

CALL NOW TO VIEW!

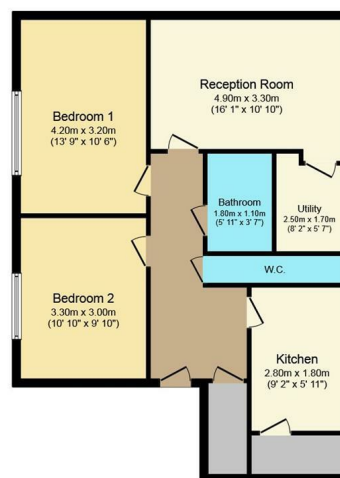


Call me
to book a
viewing



Craig Sharman
01926 436139

- First Floor Apartment
- Two Large Double Bedrooms
- Recently Refurbished Throughout
- Ideal First Time Or Investment Buy
- Lounge / Dining Room
- Bathroom
- Utility Room
- Close To Town Centre & Amenities
- Communal Garden
- EPC Rating - C



Floor Plan

Floor area 83.0 sq. m. (893 sq. ft.) approx

Total floor area 83.0 sq. m. (893 sq. ft.) approx

ity. The position and size of doors, windows

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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