



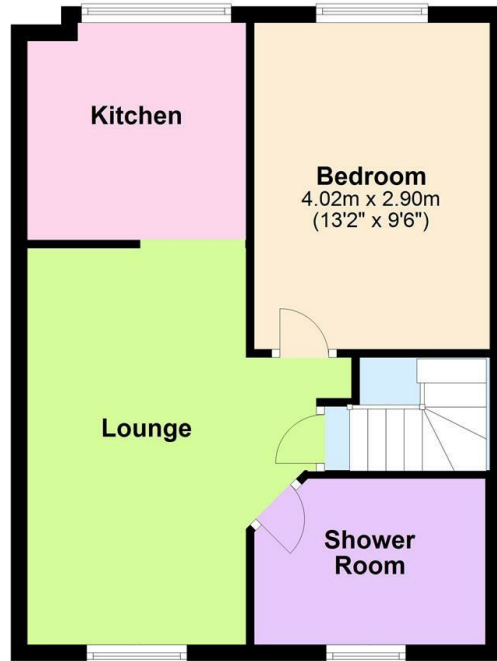
Flat 5, 9 Church Street, Leamington Spa, Warwickshire, CV31 1ER

£135,000

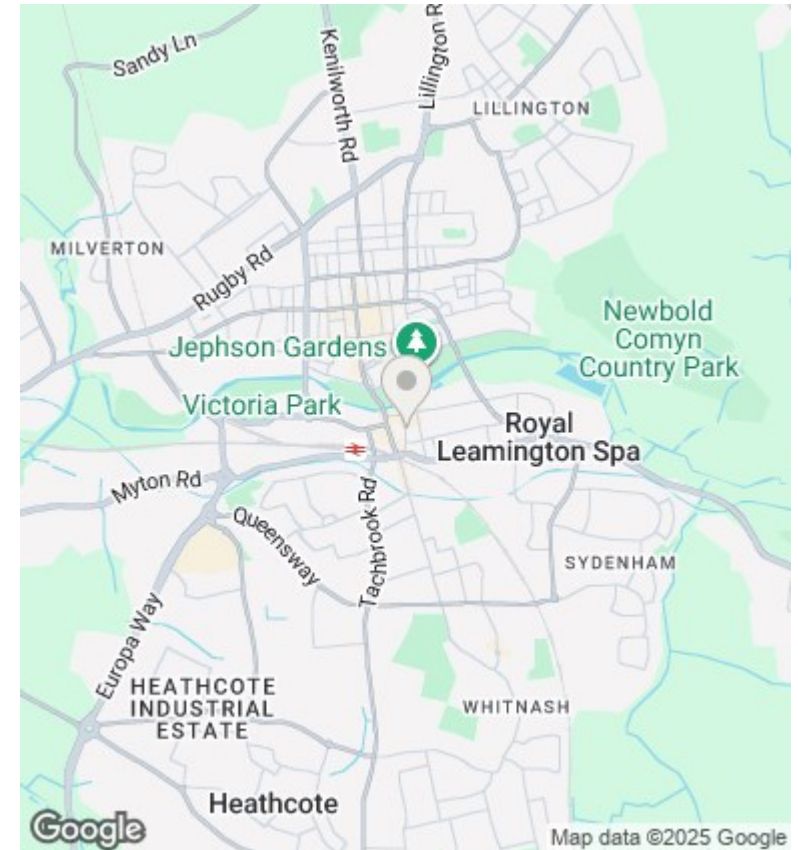
- Third Floor One Bedroom Apartment
- EPC Rating D - 56
- Generating An Annual Income Of £9,300
- Warwick District Council Tax Band A
- Perfect First Time Purchase or Buy To Let Opportunity
- Double Glazed Throughout
- Potential To Generate £9,300pa Income
- Gas Central Heating With Condensing Boiler
- Open Plan Lounge And Kitchen With Appliances
- Situated in Leamington Spa Conservation Area

Ground Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 43.2 sq. metres (464.8 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

Council Tax Band

A

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC