

BELVOIR!

Offers In The Region Of £275,000



19 Augusta House Livery Street

, Leamington Spa CV32 4NP

****No Chain**** Belvoir are proud to present this modern two bedroom apartment located in the centre of Leamington's vibrant town. the accommodation briefly comprises of; two double bedrooms, two bathrooms, open plan living space, modern kitchen, underground parking for one car and plenty of storage.

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ACCOMMODATION

Featuring a spacious open-plan kitchen, diner and lounge, this flat provides a modern and inviting living space that is perfect for young professionals and first-time buyers. The main bathroom with a shower over bath and two well-sized bedrooms, one with an ensuite, make this flat an ideal choice for anyone looking for a comfortable and convenient living space.

The property is beautifully presented with modern decor and high-quality fixtures and fittings throughout, creating a stylish and sophisticated living space that is sure to impress. The flat's ample natural light and neutral tones create a bright and airy feel, making it the perfect place to relax and unwind after a busy day.

Located in the heart of Leamington Spa, the flat benefits from excellent transport links and is just a stone's throw away from all the amenities that the town has to offer, including shops, bars, and restaurants. Its central location makes it an ideal choice for investors, young professionals or first-time buyers looking for a home that offers convenience, accessibility and affordability.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents on (01926) 422251.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you to Furnley House for help with finance. We may receive a 20% fee, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you to Thomas Flavell + Sons solicitors. We may receive a fee of £150, if you use their services



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

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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