

BELVOIR!

Guide Price £275,000



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Property is personal



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2A Morrell Street

, Leamington Spa CV32 5SZ

This stunning 2-bedroom end of terrace house seamlessly blends classic elegance with contemporary convenience. Designed around a delightful courtyard, the setting fosters a sense of community, offering a perfect balance between a friendly neighbourhood and a tranquil place to call home.

Upon entering, you are welcomed into an open-plan living space that seamlessly combines the lounge, kitchen, and dining areas. The triple aspect windows flood the space with natural light, creating a bright and airy ambiance. The lounge area is versatile, designed for both relaxation and entertainment. The kitchen, partially partitioned by the staircase, features a modern arrangement of high to low storage units, a gas hob with an extractor, and ensures a functional yet stylish cooking space.

Conveniently located on the ground floor, you'll find a well-appointed downstairs WC, adding a touch of practicality to this charming residence. The thoughtful layout ensures a seamless flow between the living spaces, creating a comfortable and interconnected environment.

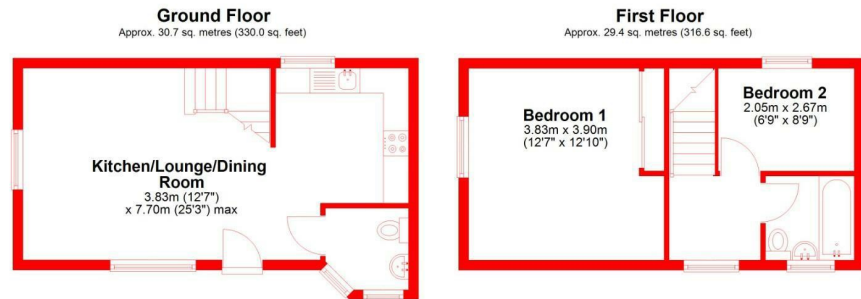
Ascending to the upper floor you will find the main bedroom, complete with ample storage cupboards to keep your living space organized and clutter-free. The second bedroom offers versatility, allowing you to transform it into a guest bedroom, dressing room, or a functional home office. The main bathroom on this floor provides a

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ACCOMMODATION

Service Charge £560 annual
 Ground Rent £500 annual
 Lease remaining 980 years

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 only. 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. or Davisons Law, we may receive a fee of £150, if you use their services.



Total area: approx. 60.1 sq. metres (646.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	
	91		
	67		
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.