

BELVOIR!

Guide Price £180,000



49 Augusta Place

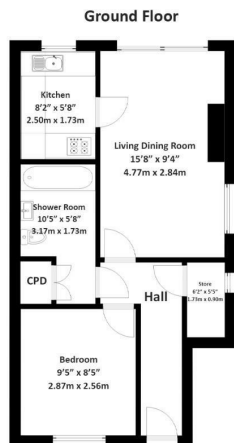
, Leamington Spa CV32 5EL

**** NO ONWARD CHAIN **** This well-presented one-bedroom apartment is ideally located in the heart of Royal Leamington Spa, surrounded by local shops, parks, and the town's vibrant café culture. It is just a short walk from Leamington Spa Train Station, making it perfect for commuters.

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Total Internal Living Area 37.31 square metres / 402 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

ACCOMMODATION

The property comprises a spacious entrance hall leading to a bright living room with sliding patio doors that open onto a small private patio area. The kitchen features a range of both wall-mounted and base cupboards, and comes equipped with a washing machine, gas hob, and oven.

Off the hallway, there is a useful storage area that houses the fridge/freezer and gas boiler. The double bedroom is well-proportioned, and the bathroom includes a shower over the bath along with a built-in storage cupboard.

Additional benefits include an allocated parking space in the communal car park.

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

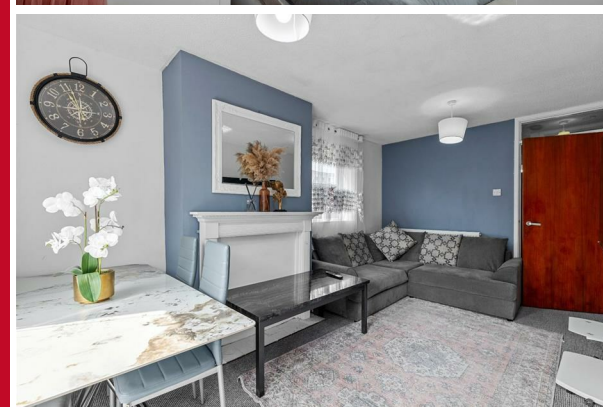
Information - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. 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.

All buyers are strongly advised to seek clarification of all matters relating to the lease, ground rent and services charges via their legal representative before exchanging contracts. We have tried to ensure these details are correct. Belvoir accept no liability should there be any errors and you should seek further clarification should you so wish.

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		
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.