

31 Avenue Road, Leamington Spa, CV31 3PG

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Property Description

A bijou one bedroom first floor apartment that forms part of this period conversion. The property is handily placed being just a short walk to the town centre, railway station and Victoria Park. It would make a great purchase for a first time buyer looking to get on the property ladder or as a buy to let investment.

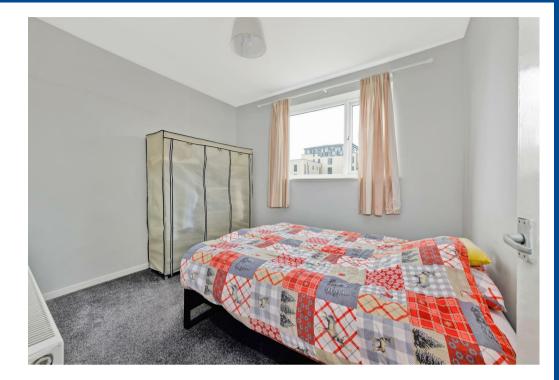
The accommodation that has been recently refurbished comprises in brief -Entrance hall, living room, kitchen, double bedroom and bathroom. To the rear of the property there is a single garage en bloc.

The vendor informs there are approximately 107 years left on the lease.





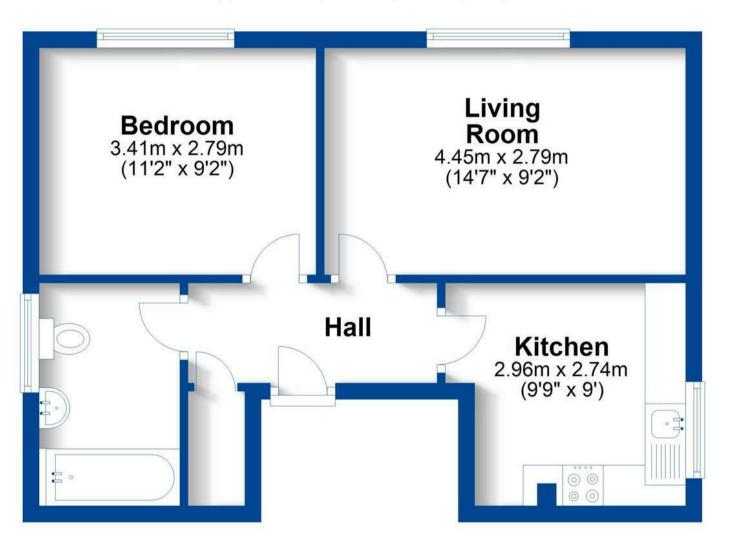






First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 40.5 sq. metres (436.4 sq. feet)

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Key Features

- First floor apartment
- One bedroom
- Close to train station and town centre
- Recently refurbished
- Fitted kitchen
- Period conversion
- Ideal first purchase or buy to let
- Garage

Guide Price £187,500

EPC Rating - D

Tenure - Leasehold

Council Tax Band - B

Local Authority -Warwick District Council