

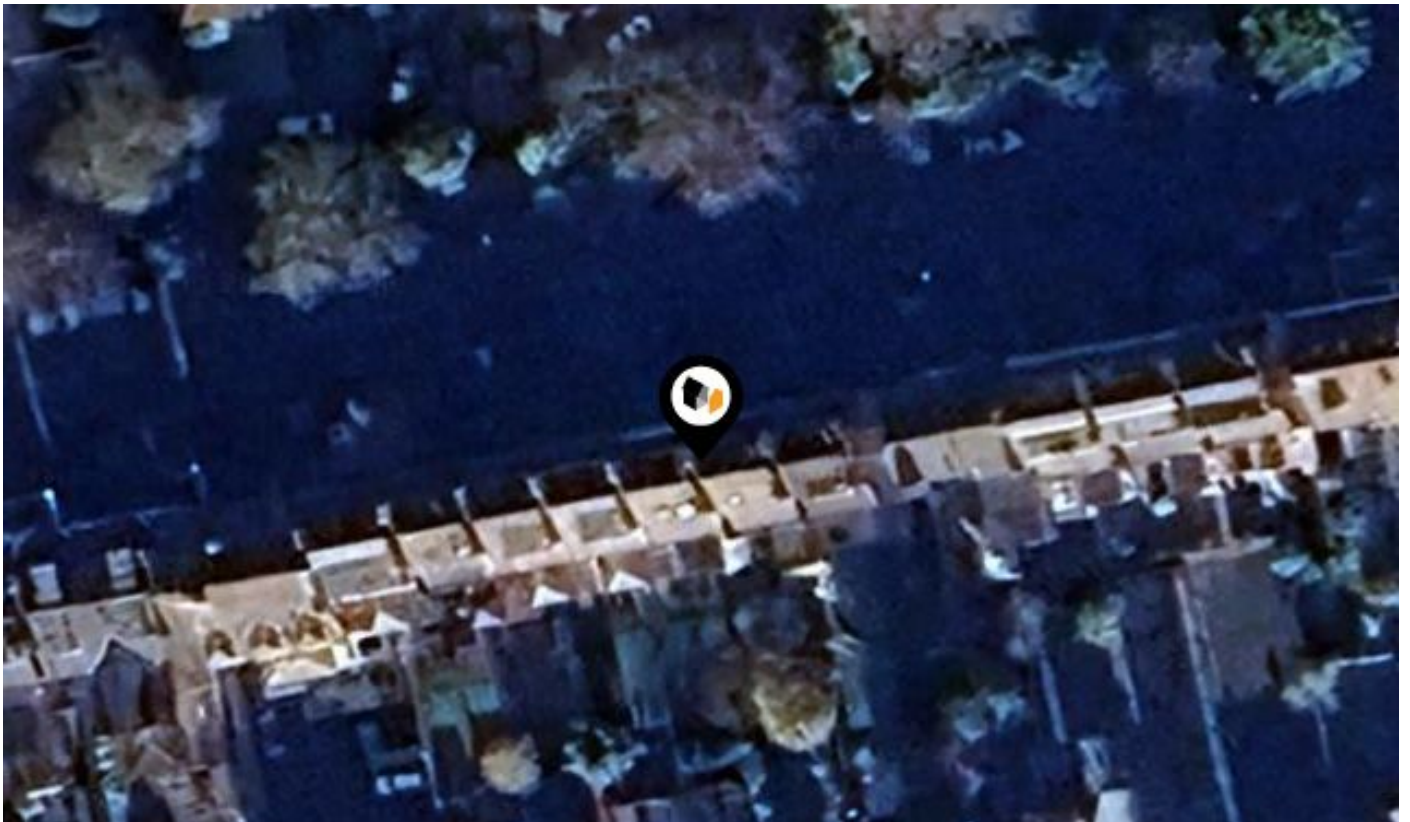


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 12th July 2024



**GARDEN FLAT, 38, LEAM TERRACE, LEAMINGTON SPA,
CV31 1BQ**

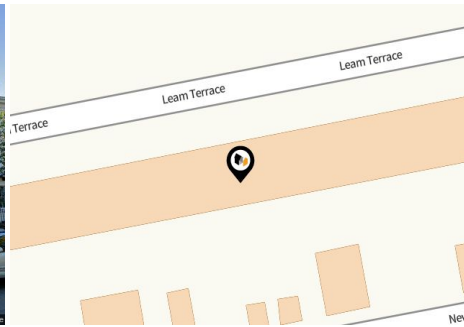
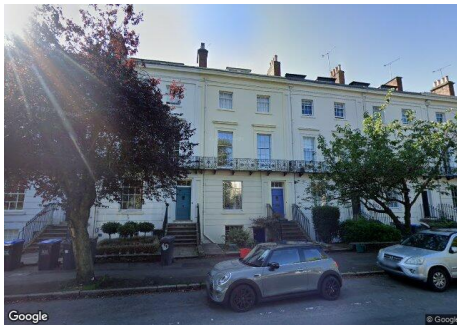
Sheldon Bosley Knight

29 Denby Buildings, Regent Grove, Leamington Spa, CV32 4NY

01926430555

leamingtonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk



Property

Type:	Flat / Maisonette
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,498
UPRN:	10013182588

Local Area

Local Authority:	Warwickshire
Conservation Area:	Royal Leamington Spa
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

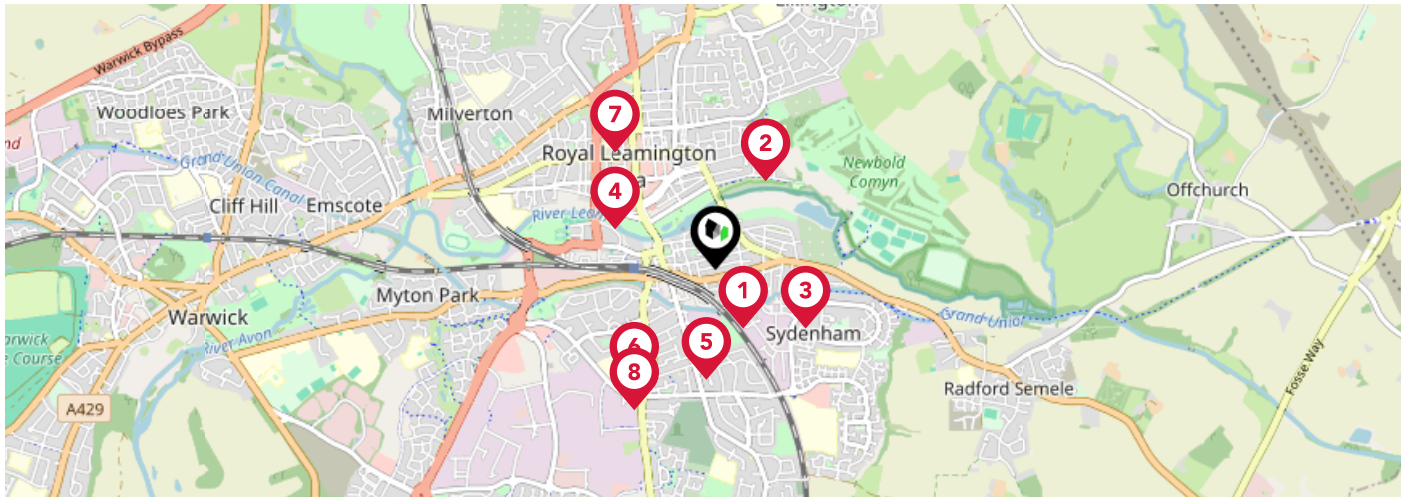
13 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

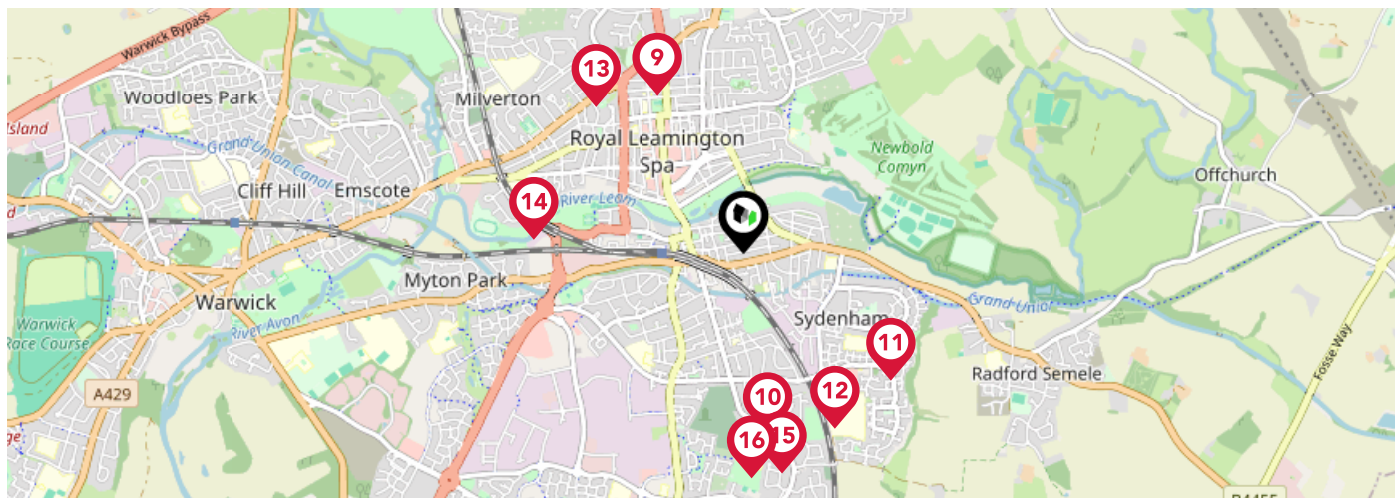


Satellite/Fibre TV Availability:





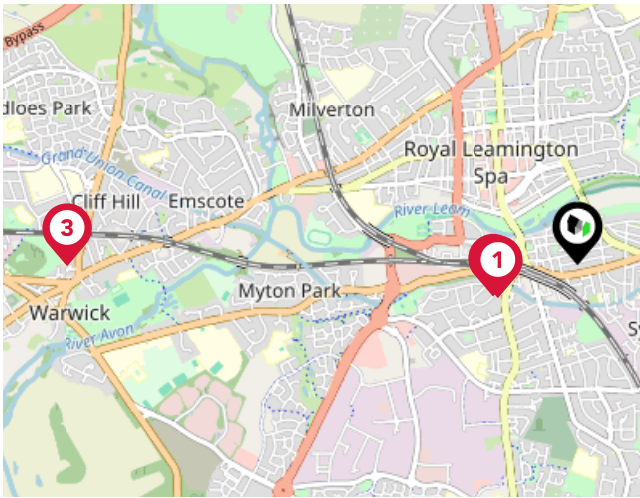
		Nursery	Primary	Secondary	College	Private
1	Clapham Terrace Community Primary School and Nursery Ofsted Rating: Good Pupils: 226 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Paul's CoFE Primary School, Leamington Spa Ofsted Rating: Good Pupils: 325 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Anthony's Catholic Primary School Ofsted Rating: Outstanding Pupils: 234 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's Catholic Primary School Ofsted Rating: Good Pupils: 103 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shrubland Street Community Primary School Ofsted Rating: Good Pupils: 219 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingsway Community Primary School Ofsted Rating: Requires Improvement Pupils:0 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Kingsley School Ofsted Rating: Not Rated Pupils: 330 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 166 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Arnold Lodge School Ofsted Rating: Not Rated Pupils: 269 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitnash Nursery School Ofsted Rating: Outstanding Pupils: 73 Distance:0.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sydenham Primary School Ofsted Rating: Outstanding Pupils: 416 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Campion School Ofsted Rating: Good Pupils: 792 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milverton Primary School Ofsted Rating: Good Pupils: 323 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warwickshire College Group Ofsted Rating: Good Pupils:0 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	VLC Ofsted Rating: Not Rated Pupils:0 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitnash Primary School Ofsted Rating: Good Pupils: 271 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

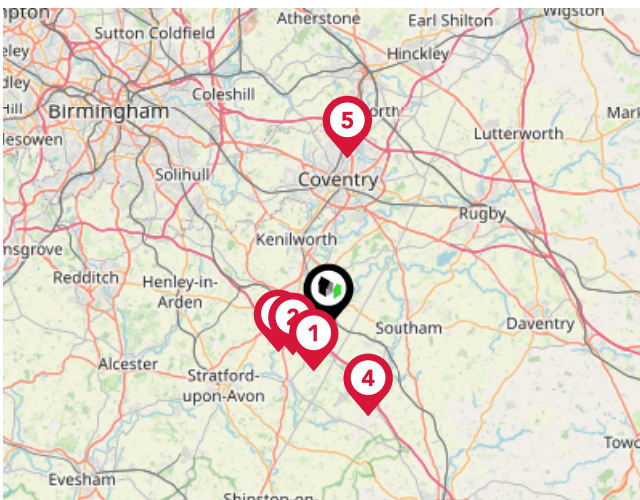
Area

Transport (National)



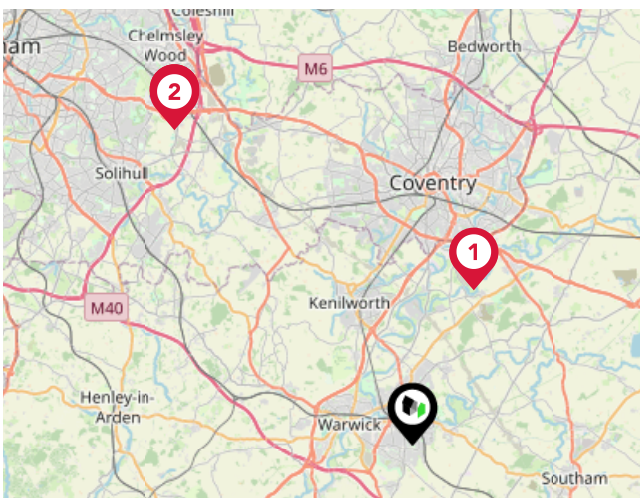
National Rail Stations

Pin	Name	Distance
1	Leamington Spa Rail Station	0.4 miles
2	Leamington Spa Rail Station	0.41 miles
3	Warwick Rail Station	2.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J13	3.39 miles
2	M40 J14	3.31 miles
3	M40 J15	4.09 miles
4	M40 J12	7.16 miles
5	M6 J3	12.28 miles

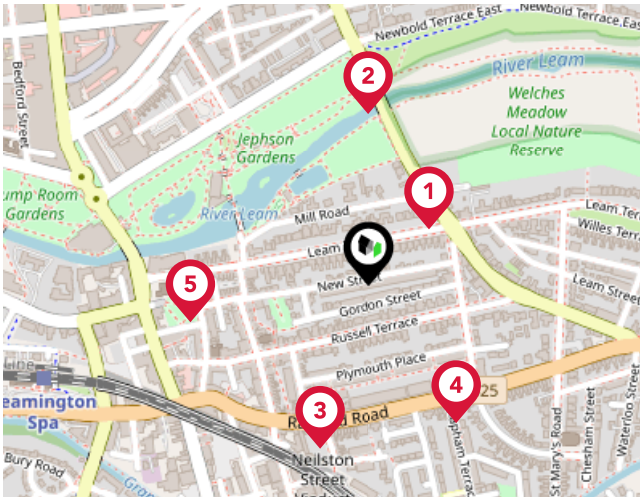


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	6.03 miles
2	Birmingham International Airport Terminal 2	14.31 miles
3	Birmingham International Airport Terminal 1	14.38 miles
4	Birmingham International Airport	14.38 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mill Road	0.09 miles
2	Newbold Terrace	0.19 miles
3	Forfield Place	0.19 miles
4	Farley Street	0.19 miles
5	Priory Terrace	0.21 miles



Sheldon Bosley Knight

Sheldon Bosley dates back to 1843 in Shipston-on-Stour. Back then, we began life as land agents and auctioneers. We've grown into so much more over the years, it's now rare we meet someone we can't help with their land and property needs. From a one-man band, to building a network of offices with over 170 in-house staff, we're a local business with the knowledge, experience and specialisms of a national business. We operate ten specialist departments and we pledge to always do the right thing by our clients, no matter what. Our long-standing relationships with local land and property owners are testament to our dedication to customer service and client satisfaction. We provide a friendly, convenient and personalised in house service from start to finish, whether you're buying, selling or developing.

Our Values

"People focused

We put our client first in everything we do

Communication

We believe in transparent communications with ourselves and our clients

Innovative

We continually develop our practices, services and technology, to bring the best experience for our clients

Community

We look to improve the communities we live and work in.

Personally

We are ambassadors for Sheldon Bosley Knight at all times, whilst retaining our individuality"

Testimonial 1



I chose Sheldon Bosley Knight to sell my property having been let down by another estate agent. I am so glad I did literally from the start they were so helpful and kept us informed every step of the way.

Testimonial 2

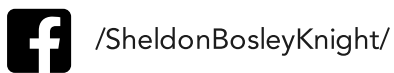


Fantastic estate agents and would highly recommend all of the team. We have used them for selling our houses and finding us a tenant. On all occasions they have been swift and professional and we will continue to use them in the future.

Testimonial 3



Fantastic group of people, they we're so helpful through what was a very long process (through no fault of theirs) would recommend as estate agents well done team and a big thank you for all your help



Sheldon Bosley Knight

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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