



See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> September 2024



## THE CLOSE, LEAMINGTON SPA, CV31

Price Estimate : £160,000

### Walmsley's The Way to Move

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0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### **Your property details in brief.....**

A well presented ground floor two double bedroom maisonette

Garden & en-bloc garage to rear

Spacious sitting dining room

Modern gas central heating & double glazing throughout

Refitted kitchen & spacious family bathroom

Short lease & cash purchase only (lease extension & costs being investigated)

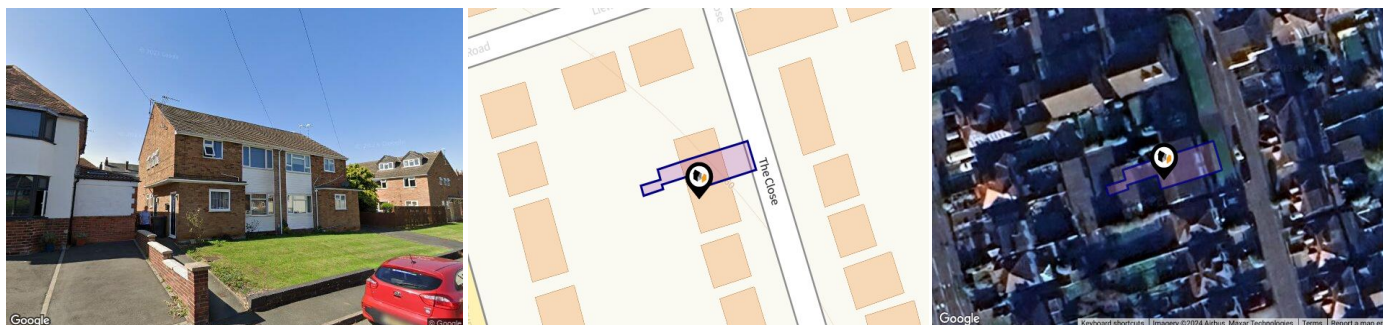
Within easy reach of bus stops & local amenities

EPC Rating TBC, Total 675 sq.ft or 673 Sq.M

*These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.*

*For all enquiries, questions, queries and concerns please contact us on*

***sales@walmsleythewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Flat / Maisonette	<b>Price Estimate:</b>	£160,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.04 acres	<b>Start Date:</b>	19/06/1964
<b>Council Tax :</b>	Band B	<b>End Date:</b>	24/06/2062
<b>Annual Estimate:</b>	£1,748	<b>Lease Term:</b>	99 years from 24 June 1963
<b>Title Number:</b>	WK167950	<b>Term Remaining:</b>	37 years

## Local Area

<b>Local Authority:</b>	Warwickshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

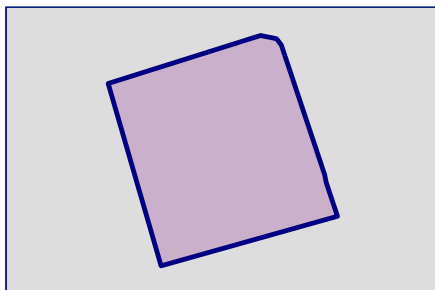
<b>9</b> mb/s	<b>86</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)


### Satellite/Fibre TV Availability:


## Freehold Title Plan

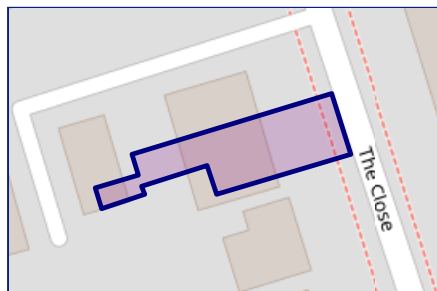
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**WK246632**

## Leasehold Title Plan

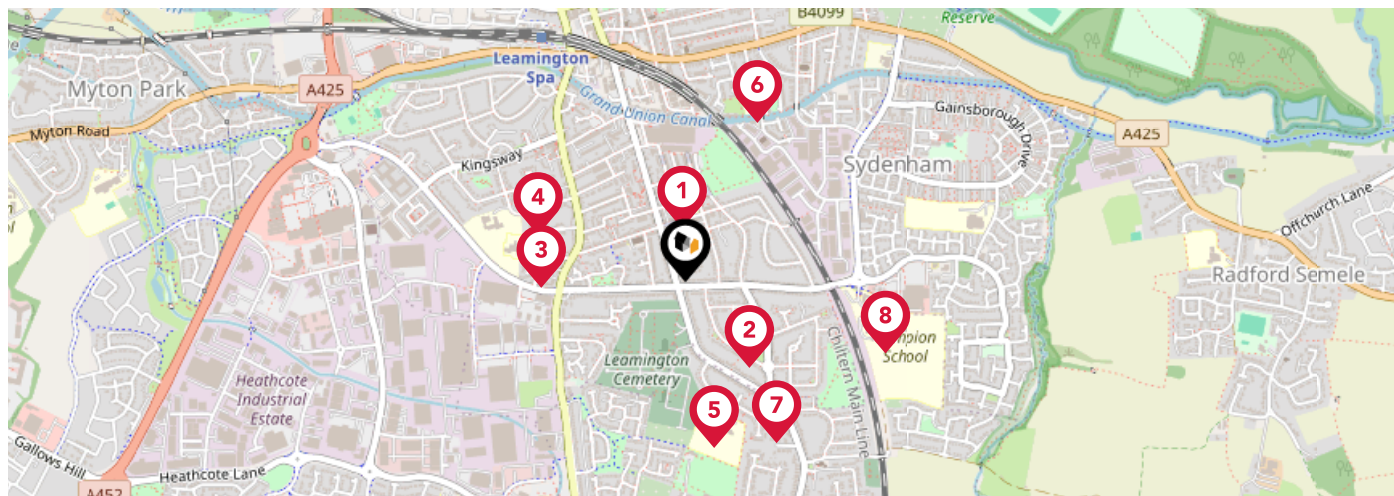
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**WK167950**

Start Date: 19/06/1964  
End Date: 24/06/2062  
Lease Term: 99 years from 24 June 1963  
Term Remaining: 37 years

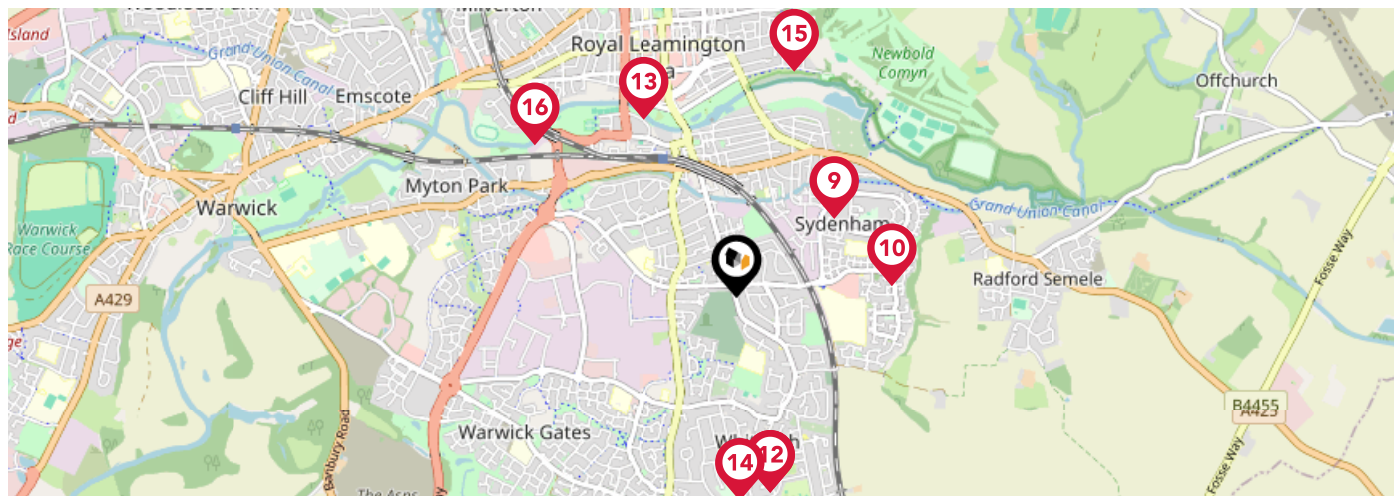
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Shrubland Street Community Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitnash Nursery School</b> Ofsted Rating: Outstanding   Pupils: 79   Distance:0.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kingsway Community Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitnash Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Clapham Terrace Community Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 237   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>VLC</b> Ofsted Rating: Good   Pupils: 27   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Campion School</b> Ofsted Rating: Good   Pupils: 1169   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



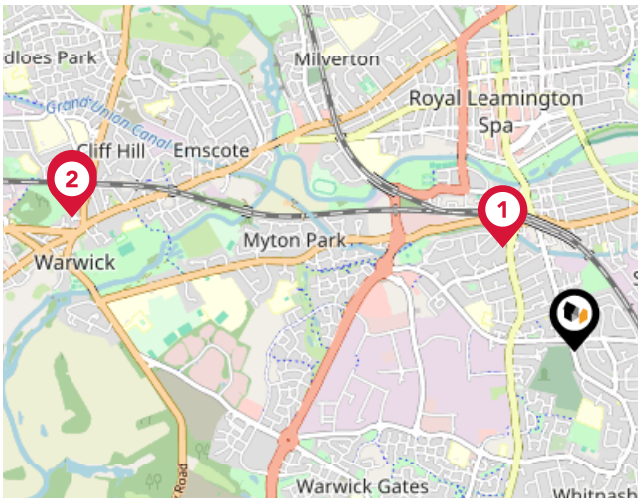
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Anthony's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sydenham Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St. Margaret's CofE Junior School</b> Ofsted Rating: Good   Pupils: 359   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Briar Hill Infant School</b> Ofsted Rating: Outstanding   Pupils: 281   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's CofE Primary School, Leamington Spa</b> Ofsted Rating: Good   Pupils: 333   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warwickshire College Group</b> Ofsted Rating: Good   Pupils:0   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

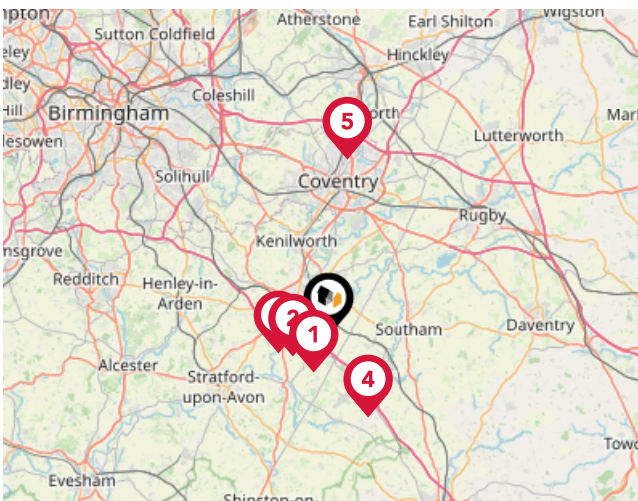
# Area

## Transport (National)



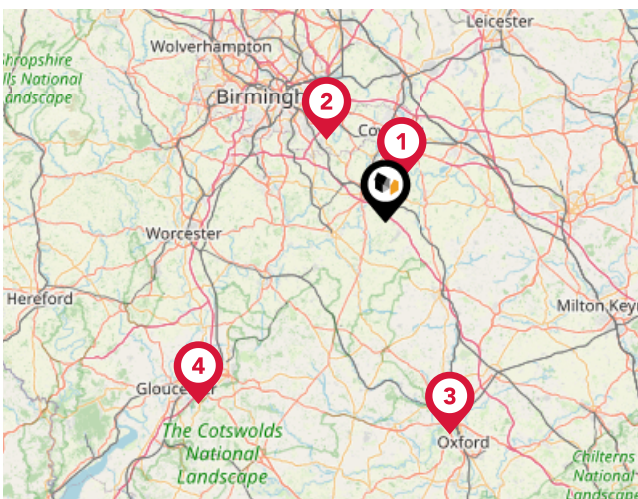
### National Rail Stations

Pin	Name	Distance
1	Leamington Spa Rail Station	0.57 miles
2	Warwick Rail Station	2.36 miles
3	Warwick Railway Station	2.36 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J13	2.78 miles
2	M40 J14	2.92 miles
3	M40 J15	3.82 miles
4	M40 J12	6.61 miles
5	M6 J3	12.91 miles

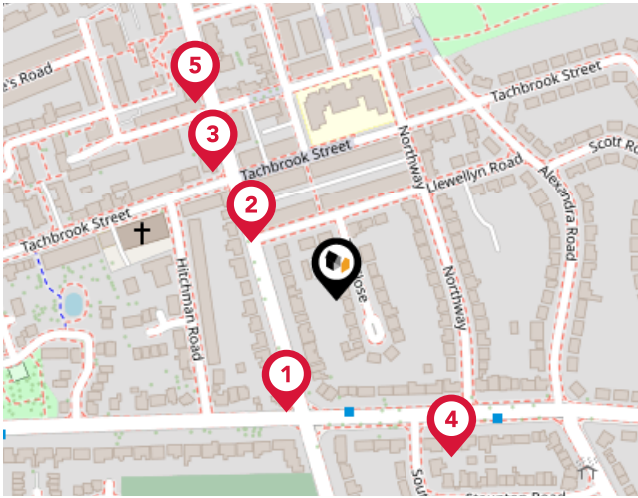


### Airports/Helipads

Pin	Name	Distance
1	Baginton	6.63 miles
2	Birmingham Airport	14.87 miles
3	Kidlington	32.19 miles
4	Staverton	38.03 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Helens Road	0.07 miles
2	Tachbrook Street	0.06 miles
3	Brunswick Inn	0.1 miles
4	Southway	0.11 miles
5	Shrubland Street	0.14 miles





<b>10, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	14/02/2024	28/05/1999	02/09/1996		
Last Sold Price:	£242,000	£71,000	£57,500		
<b>19, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	13/11/2023	08/08/2011	20/01/2004	06/04/2001	
Last Sold Price:	£315,000	£210,000	£136,000	£85,250	
<b>5, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	02/11/2023				
Last Sold Price:	£300,000				
<b>2, The Close, Leamington Spa, CV31 2BL</b>				Flat-maisonette House	
Last Sold Date:	25/04/2022	20/12/2019	11/10/2013		
Last Sold Price:	£165,000	£157,000	£120,000		
<b>23, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	27/08/2021	09/05/2014	29/08/2003	30/11/1999	05/05/1997
Last Sold Price:	£272,500	£198,150	£134,500	£60,000	£54,950
<b>13, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	18/06/2021	26/08/2009	19/12/1997		
Last Sold Price:	£268,000	£167,500	£60,000		
<b>8, The Close, Leamington Spa, CV31 2BL</b>				Detached House	
Last Sold Date:	18/06/2020				
Last Sold Price:	£222,500				
<b>4a, The Close, Leamington Spa, CV31 2BL</b>				Flat-maisonette House	
Last Sold Date:	08/02/2019	12/02/2018			
Last Sold Price:	£159,000	£127,500			
<b>17, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	27/01/2017	05/01/1995			
Last Sold Price:	£244,000	£51,500			
<b>20, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	26/05/2015				
Last Sold Price:	£170,000				
<b>32, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	23/01/2015	27/08/2004			
Last Sold Price:	£212,500	£159,000			
<b>24, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	14/02/2011				
Last Sold Price:	£177,000				
<b>7, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	18/12/2008				
Last Sold Price:	£155,000				
<b>12, The Close, Leamington Spa, CV31 2BL</b>				Semi-detached House	
Last Sold Date:	31/07/2007	23/05/2003	04/12/1998		
Last Sold Price:	£180,000	£138,950	£20,000		

**27, The Close, Leamington Spa, CV31 2BL**

Semi-detached House

Last Sold Date: 22/03/2007

Last Sold Price: £195,000

**15, The Close, Leamington Spa, CV31 2BL**

Semi-detached House

Last Sold Date: 11/11/2003 | 30/09/1997

Last Sold Price: £150,000 | £58,500

**4, The Close, Leamington Spa, CV31 2BL**

Flat-maisonette House

Last Sold Date: 07/02/2003 | 21/04/1995

Last Sold Price: £94,950 | £45,500

**18, The Close, Leamington Spa, CV31 2BL**

Terraced House

Last Sold Date: 06/10/2000

Last Sold Price: £70,000

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

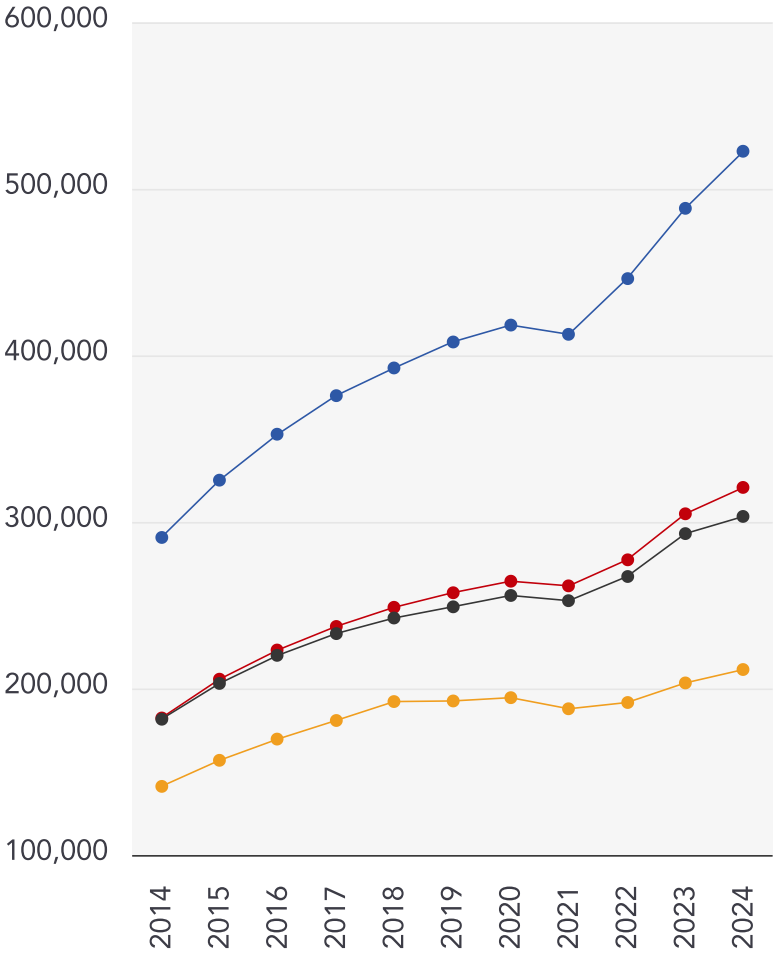
**KFB** - Key Facts For Buyers

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV31



Detached

**+79.78%**

Semi-Detached

**+75.95%**

Terraced

**+67.07%**

Flat

**+49.69%**



# Walmsley's The Way to Move Testimonials



## Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

## Testimonial 2



"A pleasure to deal with." - LinkedIn

## Testimonial 3



"Great photography and video." - LinkedIn

## Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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# Agent Disclaimer



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## Important - Please Read

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