



17 Sapphire Drive

Leamington Spa, CV31 3LB


Spa Estates
— est. 1986 —









17 Sapphire Drive

A rare opportunity to acquire a well presented one bedroom ground floor apartment with parking in a popular location. Ideal for first time buyer, investor or downsizer.

Located on the corner of Queensway and Tachbrook Road, the property is within walking distance of the train station and local shops and amenities.

Offered with no chain and recently renovated with new flooring, kitchen and decoration.

All-electric apartment (no gas) with storage heaters.

The apartment is accessed through the communal security entrance door system on the ground floor.

Hallway with a utility cupboard, housing the hot water tank and storage..

Good size living room with large double-glazed window with views onto the gardens.

Kitchen with modern units, electric hob, extractor hood and stainless-steel sink.

The double bedroom features fitted wardrobes..

The bathroom features a shower over bath with glazed screen, low flush WC and pedestal wash hand basin. Wall mounted electric heater.

Outside
Communal gardens and allocated parking.

Tenure
Leasehold 69 Years Remaining
Service Charge - £1316 per annum
Ground Rent - £100 per annum
The owner has informed us the lease can be extended for circa £15,620.

Location
Leamington Spa

Services
Water, electricity, drainage and telephone.

Local Authority
Warwick District Council.

Viewing Arrangements
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website
For more information visit
www.spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am – 1.00 pm





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



Spa Estates

01926 754080

info@spaestates.com

spaestates.com

7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL

