

17 Sapphire Drive

Leamington Spa, CV31 3LB















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 ameneties.

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 entrace 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.

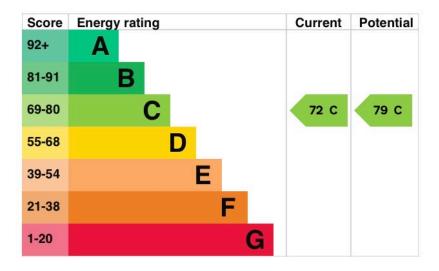
Website For more information visit www.spaestates.com

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











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