



26 Hitchman Court
Leamington Spa, CV31 3QP





















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This well-presented studio apartment is ideally located just a short walk from both Leamington Spa town centre and the train station, making it perfect for first-time buyers or as an investment.

The property features a separate kitchen, lounge/dining/bedroom area, shower room and a useful hallway and large storage cupboard.

Outside, you'll find well-kept communal gardens and the convenience of off-road parking.

Lounge / Bedroom / Dining Area (14'69" x 8'8" / 4.5m x 2.65m)

The open-plan layout has a light, modern feel with laminate flooring and an electric radiator.

Kitchen (8'10" x 6'1" / 2.7m x 1.85m)

The kitchen is fitted with a range of wall and base units, a stainless steel sink with drainer, an integrated electric oven and hob with extractor hood, plus a fridge freezer and washing machine. A double-glazed window overlooks the church.

Inner Hallway

Useful storage is available in the hallway, which also includes a built-in cupboard. Access to the shower room from here.

Shower Room

Fitted with a modern three-piece suite, including a shower cubicle, wash basin, and low-level WC. Finished with tiled walls and ceiling spotlights.

Outside

The property benefits from an allocated parking space and access to lawned communal gardens at the rear.

Lease Information

The apartment is leasehold, with 58 years remaining of a 99 year lease starting 25th March 1984. Ground rent is £50 per year, and the annual service charge is approximately £1,200. An informal extension to 990 years was quoted earlier this year to be £16,180 (excluding legal fees) with a £50 ground rent for 58 years, followed by a peppercorn amount. More details are available on request.

Additional Notes

The seller has mentioned that there is also access to a shared laundry room on-site, which includes two washing machines and a dryer.

Location

Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Services

Mains water, electricity, drainage and telephone.

Local Authority

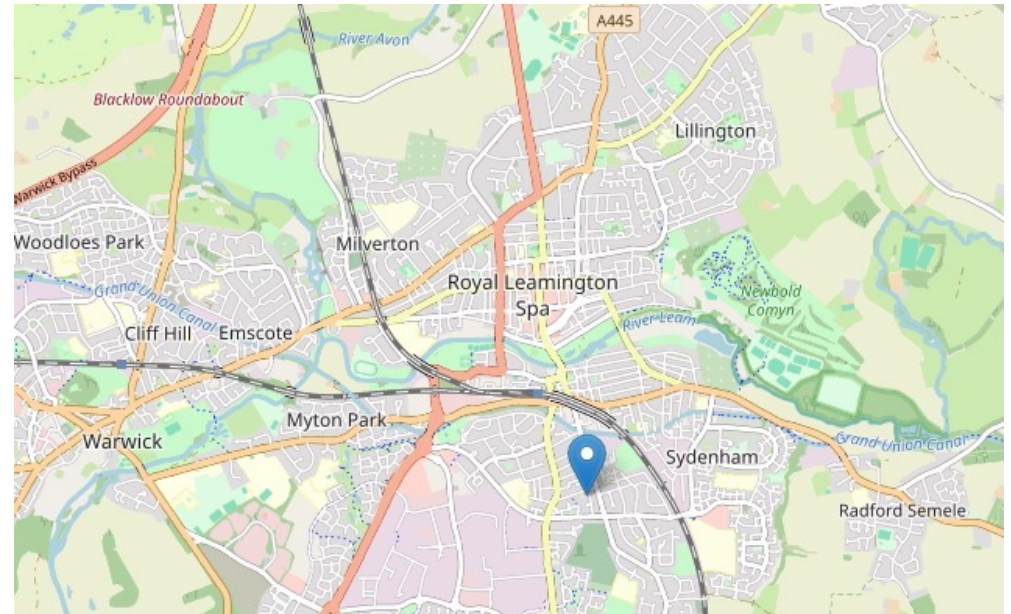
Warwick District Council.

Viewing Arrangements

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

Website

www.spaestates.com





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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





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