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Bedford Street, Leamington Spa, CV32 5DJ

Property Description

NO ONWARD CHAIN - RENTED OUT FOR £1,350 PCM - 6.60% YEILD - LARGER THAN AVERAGE The ultimate first floor town centre apartment located within the attractive Woodward House building cornering the Parade and Regent Street. This LARGE two double bedroom apartment is ideally located for town centre living with easy access to the wonderful restaurant's bars and the fantastic shopping experience Royal Leamington Spa has to offer. The accommodation has a modern open plan kitchen with built in appliances (fridge / freezer, four ring electric hob, oven & dishwasher) lounge / diner, two double bedrooms one having a large en-suite with a bath and separate shower cubical - there is also a separate shower room with toilet and sink off the hallway. This property is currently rented out to students and achieving £1,350 pcm.

Lease - We have been informed that the apartment has 108 years remaining on the lease. The ground rent is £200 pa & service charge is £280 per month. It is the buyer's responsibility to check this via their chosen solicitors.

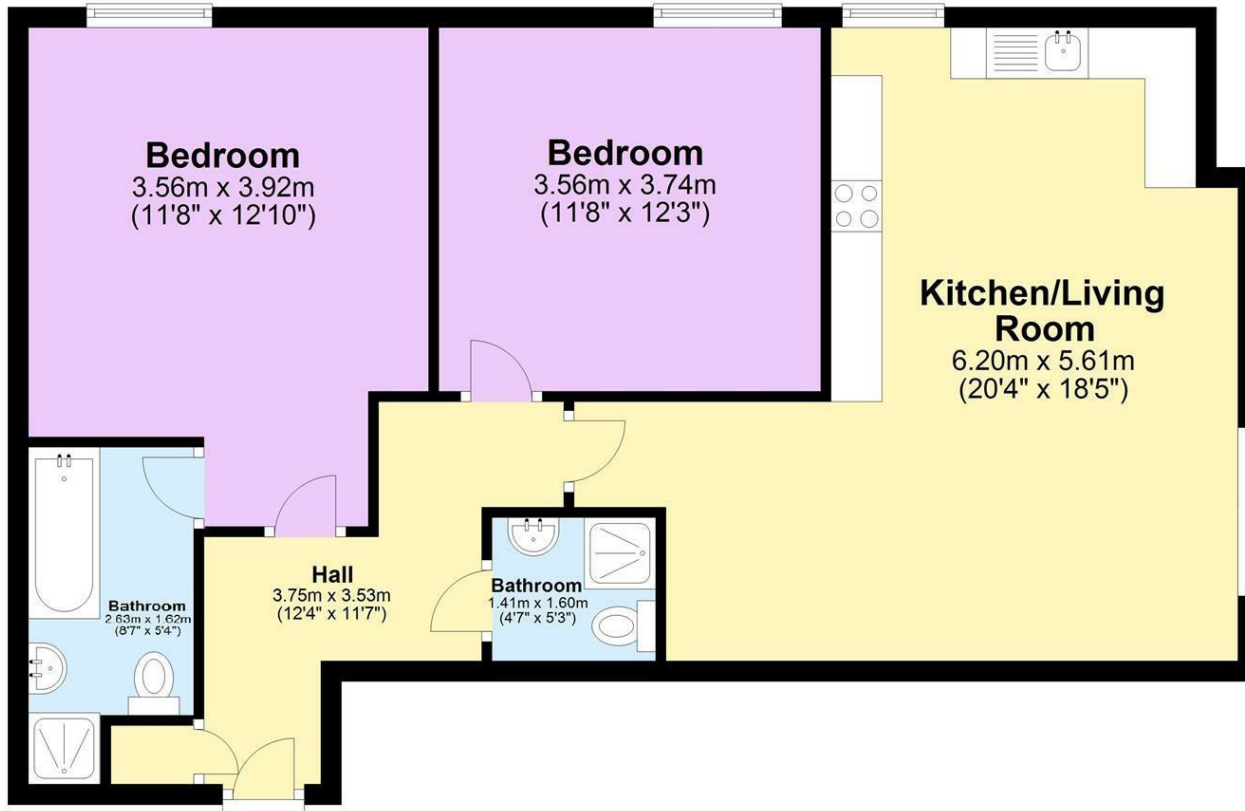
Secure entrance with intercom service. Stairs and lift rising to the upper floors.





Ground Floor

Approx. 76.4 sq. metres (822.9 sq. feet)



Total area: approx. 76.4 sq. metres (822.9 sq. feet)

Key Features

- Modern Apartment
- First Floor With A Lift
- Rented Out For £1,350 PCM
- Two Double Bedrooms - Master With En-Suite
- 0.5 Mile Walk To Leamington Spa Train Station
- Fantastic Town Centre Location
- No Onward Chain
- Parking Permits Available
- EPC Rating C
- Council Tax Banding D

Guide Price
£225,000

EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority -