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**John Cullis Gardens, Leamington Spa, CV32 6JP**

# Property Description

\*\*\*NO ONWARD CHAIN - GROUND FLOOR\*\*\* We are pleased to present a well presented, modern, ground floor apartment on the sales market. The property in brief comprises of a lounge / diner, kitchen with built in appliances such as a fridge / freezer, four ring electric hob and oven unit, two double bedrooms and a family bathroom.

The property also includes a designated car parking space and is offered to an excellent standard of presentation throughout. The agents consider internal inspection to be highly recommended.

The property is currently let out for £1,050 per month with the tenants being on a monthly rolling contract.

Lease information - we have been informed by the vendor that the lease was 999 years from 2007. The ground rent is £437.62 per annum and the service charge is £114.87 per month. This information needs to be checked via the buyers solicitors as we have not seen evidence of this and this is the buyers responsibility and Loveitts hold no liability over this information.

John Cullis Gardens - Is a purpose built development of self contained apartments and townhouses, originally constructed by well known builders, Barretts, in 2007 to this attractive design, surrounded by pleasant communal gardens. The development is conveniently sited approximately half a mile to the north of the town centre and within easy reach of all facilities and amenities including shops, schools and recreational facilities. Since its inception, the development has proved to be very popular.







**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Key Features

- Prime Leamington Spa Location
- Two Double Bedrooms
- Ideal For Buy To Let Or First Time Buyers
- Allocated Parking
- Sold With No Onward Chain
- Great Transport Links
- Modern Apartment - Ground Floor
- Integrated Kitchen
- EPC Rating D
- Council Tax Banding C

**Guide Price**  
**£215,000**

EPC Rating - D

Tenure - Leasehold

Council Tax Band - C

Local Authority -