

est. 1943
Loveitts

part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



56 Warwick Place, Leamington Spa, CV32 5DF

Property Description

A beautifully presented first floor apartment which has been done to a great standard. The property comprises of a communal entrance for two apartments and stairs rising to the first floor. The property is open plan with oak wood surfaces, hard waring vinyl flooring and a built in kitchen with a sink unit and four ring gas hob with an oven unit. Also having a storage cupboard, bathroom and a master bedroom.

The apartment is fully double glazed and has a Worcester bosch combination gas boiler. Private parking to the rear and two communal gardens. The apartment is located within walking distance to the town centre to all the high street shops, restaurants and bars. A great opportunity for a first time buyer.

We have been told by the current owner there are 986 years remaining on the lease and the service charge is £163 per month. This includes boiler service, the roof gets checked on an annual basis, upkeep of both communal gardens, cleaning of the windows externally, painting of communal areas, cleaning of the communal areas, maintaining the external keep of the building and building insurance. The owner has informed us that the apartment has a share of the freehold. It is the responsibility of the buyer to check this via their chosen solicitor. The owner has stated that this property can not be let out so is not ideal for investors.

The property must be viewed to appreciate the size and finish.







TOTAL: 48.3 m² (520 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Key Features

- Gas Central Heating
- Private Communal Rear Parking
- Close To Town
- Fully Double Glazed
- First Floor
- No Onward
- EPC Rating D
- Council Band B

**Offers Over
£155,000**

EPC Rating - D

Tenure - Leasehold

Council Tax Band - B

Local Authority -