

for sale

£125,000



Padmore Court Leamington Spa CV31 1QP

*****NO ONWARD CHAIN***** One bedroom flat situated within walking distance to the TOWN CENTRE & TRAIN STATION! Ideal as a FIRST TIME BUY or INVESTMENT, offering ample storage space & light and airy rooms & benefitting from access to a communal garden, communal parking & a GARAGE EN-BLOC!



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Approach

Via communal fore-garden with pathway leading to the front entrance.

Communal Entrance

Well maintained communal entrance with stairs rising to all floors and a door leading to the communal rear garden.

Entrance Hallway

Welcoming entrance hallway benefitting from three storage cupboards one of which houses the combi-boiler, a telephone entry system and doors to the lounge, bedroom and bathroom.

Lounge

19' 1" x 11' 1" (5.82m x 3.38m)

Generously sized light and airy lounge comprising laminate flooring, a radiator, double glazed floor to ceiling windows to rear elevation and a door leading to the kitchen.

Kitchen

11' 1" x 5' 10" (3.38m x 1.78m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and electric hob with extractor fan over, a washing machine and a fridge/freezer. Comprising tiled flooring and a double glazed window to front elevation.



Bedroom

12' 9" x 9' 5" (3.89m x 2.87m)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a corner bath with shower over, low level W/C, partly tiled walls, tiled flooring, a radiator and a double glazed window to front elevation.

Outside

Communal Garden

Access via the communal entrance and being mainly laid to lawn.

Parking

Communal parking available.

Garage En-Bloc

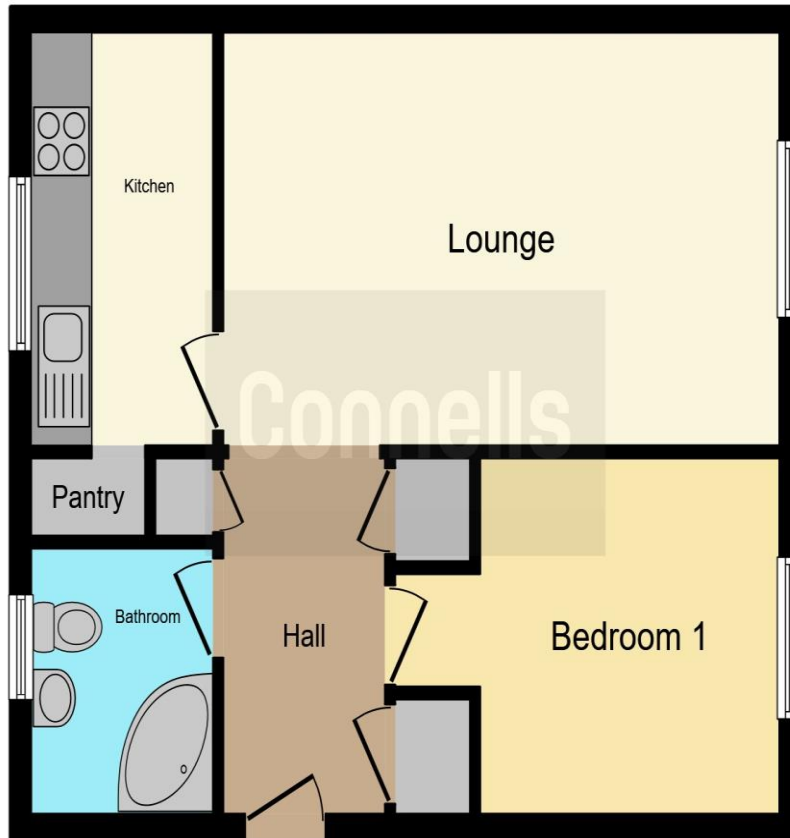
16' 9" x 7' 10" (5.11m x 2.39m)

Secure garage en-bloc with an up and over door, situated in a row of garage units.

Agent's Note

The property is leasehold with a lease length of 125 years from 28th May 1981. There is an annual ground rent charge of £5.00. The property is subject to management costs- further information available upon request. Our vendor has advised there is dedicated storage for the flat which is situated in the communal entrance.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

Property Ref: SPA311452 - 0007

Tenure: Leasehold

EPC Rating: D

view this property online [connells.co.uk/Property/SPA311452](https://www.connells.co.uk/Property/SPA311452)

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 May 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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