



**Connells**

Merchant Court Campion Terrace  
LEAMINGTON SPA

# Merchant Court Campion Terrace LEAMINGTON SPA CV32 4SU

for sale offers over  
**£180,000**



## Property Description

One bedroom first floor apartment benefitting from a private entrance and allocated parking! Ideally located within walking distance to the town centre & train station as well as to Newbold Comyn golf course & park. Benefitting from having local amenities & shops within easy access.

Briefly comprising entrance with stairs rising to the first floor with a door leading to the flat. Having a welcoming entrance hallway, open plan lounge/dining room and separate kitchen, one double bedroom and the family bathroom! This property would make an ideal first time buy or investment opportunity!

## Communal Entrance

Well-maintained communal entrance and areas. With stairs to the first floor.

## Entrance Hallway

Welcoming entrance hallway having a built-in cupboard housing the hot water tank, ceiling spotlights, an oil filled radiator, loft access and doors to all rooms.

## Living Room

17' 3" max x 10' 3" max ( 5.26m max x 3.12m max )

Spacious, light and airy living, benefitting from an under stairs storage cupboard, an oil filled radiator and two double glazed windows to front elevation.

## Kitchen

9' 8" max x 7' 3" max ( 2.95m max x 2.21m max )

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven, induction hob with cooker hood over and space for a washing machine and fridge/freezer. Comprising ceiling spotlights and a double glazed window to rear elevation.



### **Bedroom One**

13' 1" max x 9' 1" max ( 3.99m max x 2.77m max )

Generously sized double bedroom comprising an oil filled radiator and a double glazed window to rear elevation.

### **Bathroom**

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, bath with shower over, low level W/C, marble effect tiled flooring, partly tiled walls and a chrome heated towel rail

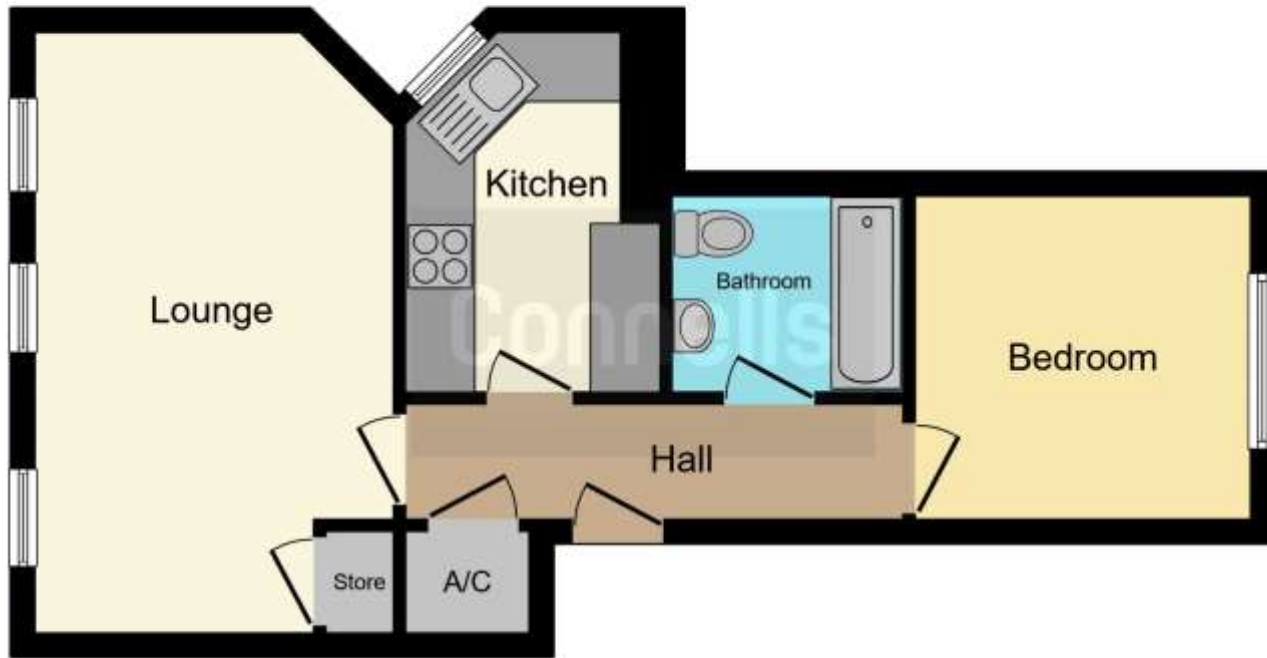
### **Parking**

There is an allocated parking space as well as ample visitor parking available.

### **Agent's Note**

The property is leasehold with a lease length of 99 years from 1st September 1995. The property is subject to management costs- further information available upon request.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/SPA312778](http://connells.co.uk/Property/SPA312778)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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