



Connells

Epperston Court Avenue Road
Leamington Spa



Property Description

Two bedroom DUPLEX APARTMENT set in the heart of Leamington Spa town centre! Benefitting from communal parking to the front and rear of the property and offering ample living space throughout. This would make an ideal first time buy or investment opportunity. Being positioned within walking distance to the town centre and the train station and offered for sale with no onward chain.

Beautifully presented throughout and briefly comprising a welcoming entrance hallway, open plan lounge/dining room with separate kitchen. To the first floor there are two generously sized bedrooms and the family bathroom.

Communal Entrance

Welcoming communal entrance with stairs to all floors. There is a communal laundry room available to residents which is positioned on the second floor.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising vinyl flooring and a door to the lounge.

Lounge/Dining

16' 3" max x 11' 5" max (4.95m max x 3.48m max)

Spacious, light and airy lounge/dining room. Benefitting from wood effect flooring, two double glazed window to rear elevation and a door to the kitchen.

Kitchen

13' 10" max x 6' 8" max (4.22m max x 2.03m max)

Fitted with a range of wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Having an integrated electric oven and four ring hob with cooker hood over, with space for a a washing machine,

dishwasher and fridge/freezer. Comprising vinyl flooring, a breakfast bar and a double glazed window to rear elevation.

First Floor Landing

With doors to both bedrooms and the bathroom.

Bedroom One

11' 9" max x 11' 6" max (3.58m max x 3.51m max)

Double bedroom having a storage heater, velux window to rear elevation and a built-in cupboard housing the hot water tank.

Bedroom Two

12' 9" max x 10' 4" max (3.89m max x 3.15m max)

Double bedroom having a built-in wardrobe, a storage heater and a velux window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with electric shower over, fully tiled walls, tile effect laminate flooring and a skylight.

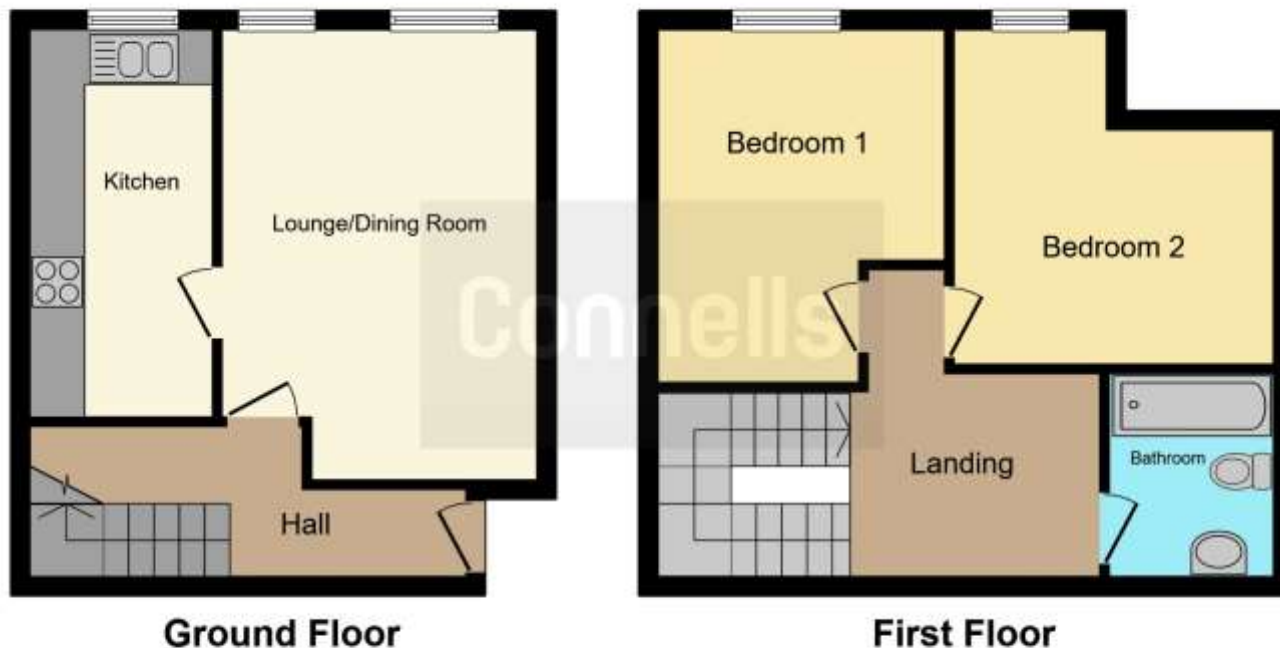
Parking

There is communal parking available to the front and rear of the property.

Agent's Note

The property is leasehold with a lease length of 125 years from 1st November 1981. The property is subject to management costs-further information available upon request. We understand from our seller, the flat is being sold to include a lease extension.





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

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EPC Rating: D

view this property online connells.co.uk/Property/SPA312680

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1981. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SPA312680 - 0004