



Connells

Claremont Road
Leamington Spa



Property Description

Studio apartment set within a period conversion and ideally positioned within close proximity of local amenities, the train station and the town centre! A perfect choice as an investment property or first time buy. This property has been lovingly maintained and thoughtfully improved by the current owner and benefits from communal parking and a beautifully maintained communal garden! Must be viewed!

Communal Entrance

Well-maintained communal entrance with stairs to all floors.

Lounge/Bedroom Area

12' 10" max x 12' 8" max (3.91m max x 3.86m max)

Benefitting from a fitted wardrobe, laminate flooring, a double glazed window to side elevation and an archway to the kitchen area.

Kitchen Area

8' 2" max x 6' 3" max (2.49m max x 1.91m 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. Comprising laminate flooring, a double glazed window to rear elevation and space for appliances.



Inner Hallway

Comprising a storage cupboard providing space for a washing machine and a door to the shower room.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin, a shower cubicle, a low level W/c, partly tiled walls and laminate flooring.

Communal Garden

Well-maintained communal garden access via the rear of the building. Being mainly laid to lawn and having planted borders.

Parking

Communal parking available to the rear of the building.

Agent's Note

The property is leasehold with a lease length of 999 year from 29th September 1982. 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



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view this property online connells.co.uk/Property/SPA313100

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. 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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Property Ref: SPA313100 - 0006