



Connells

Yew Tree Court
Leamington Spa



Property Description

A one-bedroom upper floor apartment set in a prime town centre location, ideally positioned within close vicinity to the train station.

This would make a fantastic find for investors or first-time buyers! This property offers convenience with its central location, making it easy to access public transportation. It's a great opportunity for those looking to invest or start their home ownership journey in a bustling area like this. This property is available for sale with no chain.

Leamington town centre is a charming area with a mix of historic architecture and modern amenities. You'll find lovely Georgian and Edwardian buildings, boutique shops, cozy cafes, and beautiful gardens like Jephson Gardens. It's a vibrant place where you can enjoy a leisurely stroll, shop, dine, or simply relax in the green spaces!

with cooker hood over with space for a washing machine and space for a fridge/freezer. Comprising laminate flooring and a window to rear elevation.

Communal Entrance

Well-maintained communal entrance with stairs rising to all floors.

Entrance Hallway

A welcoming entrance hallway comprising an electric radiator and a built-in cupboard housing the hot water tank. With doors to all rooms.

Lounge

15' 4" max x 9' 8" max (4.67m max x 2.95m max)

Light and airy lounge comprising an electric radiator and windows to front and side elevations.

Kitchen

9' 9" max x 6' 1" max (2.97m max x 1.85m 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 integrated electric oven and induction hob.

Bedroom

12' 1" max x 7' 1" max (3.68m max x 2.16m max)

Double bedroom comprising an electric radiator and a window.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, laminate flooring and a window.

Parking

One allocated parking space at the rear of the building.

Agent's Note

The property is leasehold with a lease length of 125 years from 1st June 1996. 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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EPC Rating: D

view this property online connells.co.uk/Property/SPA312242

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1996. 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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