



Connells

Spencer Street
Leamington Spa



Property Description

Completely refurbished modern one bedroom upper floor apartment situated in the Town centre, ideal for first time buyers or investors! With a light and airy lounge area, brand new kitchen & brand new bathroom, a double bedroom and storage cupboard housing the washing machine!

Set in the heart of Leamington Spa with an array of shops, bars & restaurants at your doorstep, the location would be ideal for someone looking for town centre lifestyle. Within walking distance to the train station and available for sale with NO CHAIN!

Communal Entrance

Spacious and well-maintained communal entrance with stairs rising to all floors and a door to the basement.

Entrance Hallway

Welcoming entrance hallway comprising a telephone entry system. With a cupboard housing the hot water tank and space for the washing machine.

Open Plan Lounge/Kitchen/Diner

16' 3" x 12' 6" (4.95m x 3.81m)

Lounge/Dining Area

Comprising laminate flooring, an electric radiator and two sash windows to front and side elevations.

Kitchen Area

Completely refurbished modern kitchen 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 space for a cooker and fridge/freezer & laminate flooring.

Bedroom

12' 4" x 8' 7" (3.76m x 2.62m)

Double bedroom with an electric radiator, laminate flooring and two sash windows to side elevation.

Shower Room

Fitted with a tasteful & modern three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring, a chrome heated towel rail and a sash window to rear elevation.

Agent's Note

The property is leasehold with a lease length of 189 years from 24th June 1986. The property is subject to management costs-further information available upon request. The property benefits from access to a communal laundry room situated in the basement, as well as a communal courtyard area.





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

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

EPC Rating: D

view this property online connells.co.uk/Property/SPA313302

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1986. 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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