

for sale

£150,000



Masters Road Leamington Spa CV31 2EZ

TWO BEDROOM FLAT SET ON THE UPPER FLOOR WITH PRIVATE BALCONY & SHARED OFF ROAD PARKING! Offering excellent potential, this would make an ideal **INVESTMENT** or **FIRST TIME BUY**.



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Approach

Via car park to main communal entrance.

Entrance Hallway

Having a telephone entry system, laminate flooring, a radiator, built-in storage cupboard and doors to all rooms.

Lounge

16' 2" x 9' 5" (4.93m x 2.87m)

Spacious, light and airy lounge having laminate flooring, a radiator, a window to rear elevation and a door to the balcony.

Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)

Fitted with wall and base units with work surfaces, incorporating a sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over with space for a washing machine and space for an under counter fridge. Comprising vinyl flooring, a window to side elevation and a door to the storage area.



Bedroom One

14' 1" x 10' 2" (4.29m x 3.10m)

Double bedroom with a radiator and a window to front elevation.

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

Double bedroom comprising a radiator and a window to front elevation.

Bathroom

Fitted with a two piece suite, to include; a wash hand basin and bath with shower over. Comprising partly tiled walls, vinyl flooring, a heated towel rail and a window to rear elevation.

Separate W/C

Fitted with a low level W/C and a window to rear elevation.

Garden

There is a communal garden which is mainly laid to lawn with drying area.

Parking

Shared communal parking

Agent's Note

The property is leasehold with a lease length of 125 years from 11th November 2002. The property is subject to management costs, we have been advised the monthly ground rent, service charge and building's insurance combined is £37.30.





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

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

Property Ref: SPA313371 - 0005

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/SPA313371

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Nov 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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