



**Connells**

Rugby Road  
Leamington Spa



### Property Description

Two bedroom first floor apartment in Leamington spa, close to local amenities and the town centre. Being sold with no onward chain whilst benefitting from a long lease, this would make an ideal first time buy or investment opportunity!

With a spacious and bright open plan lounge/diner, separate kitchen, two double bedrooms and the family bathroom.

### Communal Entrance

Welcoming entrance hallway with access to the flat on the first floor.

### Entrance Hallway

Welcoming entrance hallway having a built-in storage cupboard, an electric radiator and doors to all rooms.

### Lounge/Diner

11' 1" max x 15' 4" ( 3.38m max x 4.67m )

Light and airy spacious lounge/diner comprising an electric radiator and a double glazed window to front elevation.

### Kitchen

7' 5" x 6' 4" ( 2.26m x 1.93m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for appliances, with laminate flooring, and a double glazed window to rear elevation.

### **Bedroom One**

10' 7" x 7' 9" ( 3.23m x 2.36m )

Double bedroom comprising an electric radiator and a double glazed window to front elevation.

### **Bedroom Two**

11' 2" x 10' 6" ( 3.40m x 3.20m )

Double bedroom comprising an electric radiator and a double glazed window to rear elevation.

### **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 double glazed window to rear elevation.

### **Parking**

On street parking at the front of the property.

### **Agent's Note**

The property is leasehold with a lease length of 999 year from 1st January 2011. The property is subject to management charges, further details 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](http://www.focalagent.com)



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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SPA313377](http://connells.co.uk/Property/SPA313377)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. 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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