



**Connells**

Brunswick Street  
Leamington Spa



### Property Description

Ideally located close to Leamington Spa town centre & train station with local shops & amenities nearby. This one bedroom apartment within a beautiful Regency building is offered for sale with no onward chain and would make an ideal investment or first time purchase.

In brief the property comprises welcoming entrance hall, lounge dining room, kitchen, double bedroom and a bathroom. Viewing essential!

### Approach

Via footpath with steps leading up to the communal entrance door. With access to the flat situated on the ground floor.

### Hallway

Having an built-in storage cupboard, a radiator and doors to all rooms.

### Lounge

13' 11" max x 14' 1" plus door recess ( 4.24m max x 4.29m plus door recess )

With high ceilings and coving. There is a sash window to the front elevation, a feature fire place, a radiator, telephone point, television point and a telephone entry system.

### Kitchen

9' 10" x 5' ( 3.00m x 1.52m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and gas hob with extractor fan over, with space for an under counter fridge. Comprising a radiator and a window to side elevation. The gas central heating boiler is located in the kitchen.

### **Bedroom One**

8' 1" plus alcove x 9' 10" ( 2.46m plus alcove x 3.00m )

With a sash window to the rear elevation, a built in wardrobe and a radiator.

### **Bathroom**

Fitted with a three piece suite comprising a bath, wash hand basin, low level W/C. There is a radiator, partly tiled walls and a window to the side elevation.

### **Agent's Note**

The property is leasehold with a current lease length of 125 from 1st January 2021. 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](http://www.focalagent.com)



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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/SPA313500](http://connells.co.uk/Property/SPA313500)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. 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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