



Connells

Spencer Street
Leamington Spa



Property Description

OPEN DAY 12th OCTOBER FROM 15:00 TO 16:00. Viewings by appointment only.

MUST BE VIEWED! Set within a period conversion, this stunning one bedroom apartment is situated within walking distance to the Leamington Spa Train Station & Town Centre. The property benefits from an abundance of character features including floor to ceiling sash windows, picture rails and ceiling coving. Sold with no chain.

Communal Entrance Hall

Access via Communal front door, with stairs leading to the first floor and a door to the communal cellar.

Entrance Hall

A welcoming entrance hall having a telephone entry system, ceiling spotlights, a loft hatch, electric radiator and a built-in cupboard housing the hot water tank. With doors to all rooms.

Lounge Dining Room

13' 9" into alcove x 14' 2" (4.19m into alcove x 4.32m)

A spacious light and airy lounge comprising picture rails, floor to ceiling sash windows to front elevation, fitted wall lights and a electric radiator.

Kitchen

10' max x 6' 4" max (3.05m max x 1.93m max)

Modern fitted kitchen with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. There is an electric oven and electric hob with cookerhood over, a built-in under counter fridge and space for a washing machine. Comprising ceiling spotlights and a floor to ceiling sash window to front elevation.

Bedroom

10' 7" to wardrobes x 10' 1" max (3.23m to wardrobes x 3.07m max)

Double bedroom with fitted wardrobes, a floor to ceiling sash window to front elevation.

Shower Room

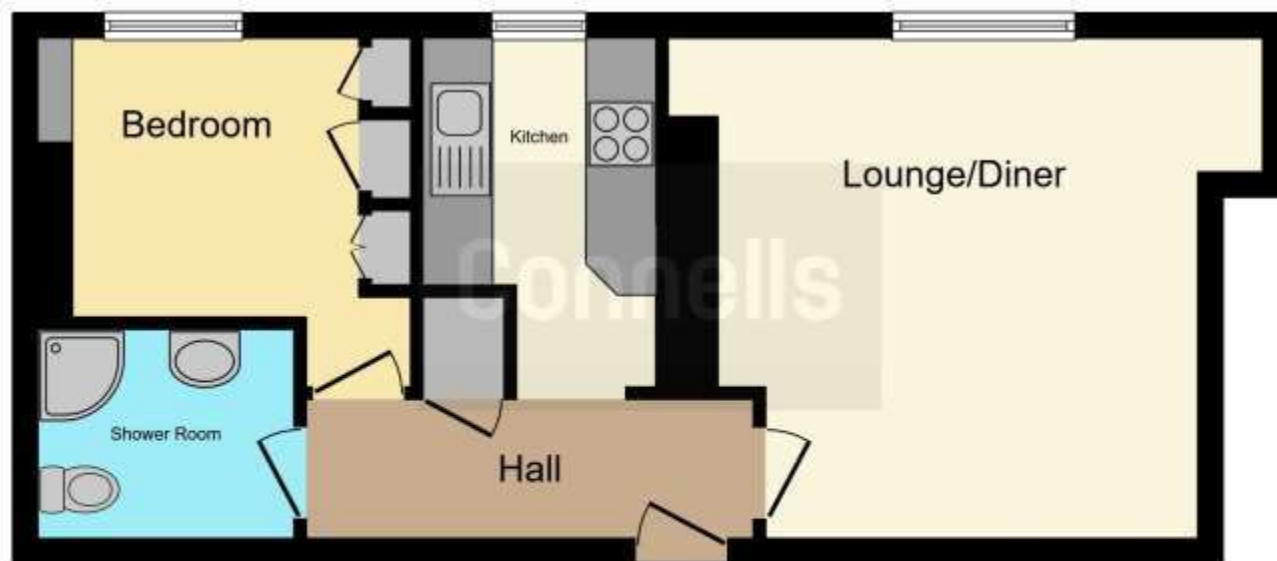
Fitted with a white three piece suite, comprising a wash hand basin, corner shower cubicle and a low level WC. The bathroom also benefits from ceiling spotlights, an extractor fan and partly tiled walls.

Agent's Note

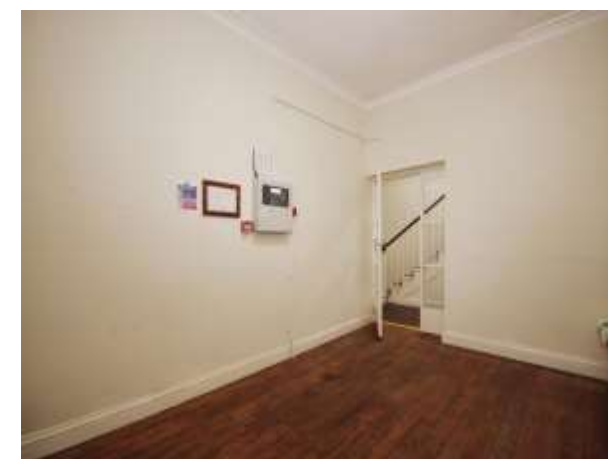
The property is leasehold and is subject to management costs. The current lease on Land Registry is showing as 99 years from 24th June 1986, however the lease has been extended to 189 years from 1986. There is a pending application to have this update with Land Registry and can be expedited once a sale has been agreed. Further information available upon request.

Furthermore, our seller has advised that all windows been recently reconditioned and the one in the bedroom has been replaced.





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: E

view this property online connells.co.uk/Property/SPA313553

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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