



**Connells**

St. Pauls Square  
Leamington Spa



## Property Description

Set in Central Leamington, St Paul's Square is a perfect location for somebody looking to live within easy walking distance of Leamington's lovely town centre and abundance of amenities. This property is priced to sell and available for sale with no chain so would be an ideal purchase for someone who is looking to make their move quickly. It could be a perfect first home, or investment opportunity. With lots of potential to make it a lovely and cosy living space.

## Entrance

Access to the studio apartment is via its own private entrance.

## Entrance Hallway

Comprising a radiator and a door leading to the living/bedroom area and bathroom.

## Lounge/Bedroom Area

16' 4" max x 15' 1" max ( 4.98m max x 4.60m max )

Light and airy benefitting from television and telephone points, a radiator, an airing cupboard and a half-bay window to front elevation.

## Walk-In Wardrobe

5' 2" x 5' 9" max ( 1.57m x 1.75m max )

Providing further storage space.

## Kitchen

9' 3" x 5' 9" ( 2.82m x 1.75m )

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. Providing space for appliances, central heating boiler, vinyl flooring and a double glazed window to side elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, fully tiled walls, tiled flooring, a chrome heated towel rail and a window to front elevation.

### **Parking**

On street parking.

### **Communal Garden**

Access via communal hallway.

### **Agent's Note**

The property is leasehold with a lease length of 125 years from 25th November 1996. 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)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SPA313608](http://connells.co.uk/Property/SPA313608)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 1996. 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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