



# Parade Leamington Spa CV32 4NL

for sale offers over  
**£240,000**



## Property Description

Two bedroom apartment ideally set in the heart of Leamington Spa town centre, directly located on the first floor terrace with access to its own private area. The property is being sold with no onward chain.

This apartment is bright and airy throughout, with sizeable windows surrounding three sides of the property. Briefly comprising a welcoming entrance hallway with doors to all rooms. Benefitting from open plan living/kitchen/dining with two dual aspect Juliet balconies, two double bedrooms and the family bathroom.

There is secure underground, allocated parking available.

electric oven, electric hob with cookerhood over and integrated fridge/freezer and dishwasher. Comprising tiled flooring and ceiling spotlights.

## Approach

Approach via a pathway at the side of the building with access to the communal door.

## Communal Entrance

Well maintained communal entrance with lift to all floors.

## Entrance Hallway

Welcoming entrance hallway with a telephone entry system, spacious storage cupboard, laminate, flooring and doors to the open plan lounge/kitchen/diner, both bedrooms and the main family bathroom.

## Open Plan Living Kitchen Diner

25' 8" max x 25' 1" max ( 7.82m max x 7.65m max )

## Living Area

Welcoming open plan space benefitting from doors to the Juliet balcony, an electric fire place, electric radiator, laminate flooring and ceiling spotlights.

## Kitchen Area

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated

### Bedroom One

14' 2" up to wardrobes x 9' 6" ( 4.32m up to wardrobes x 2.90m )

Generously sized double bedroom with doors leading to the Juliet balcony, an electric radiator and benefitting from fitted wardrobes.

### Bedroom Two

12' 5" max x 9' 6" max ( 3.78m max x 2.90m max )

Double bedroom comprising doors leading to the Juliet balcony, an electric radiator and ceiling spotlights.

### Bathroom

Modern three piece suite comprising a low level W/C, a wash hand basin, a bath with shower over. ceiling spotlights, a shaver point, fully tiled walls and chrome heated towel rail.

### Parking

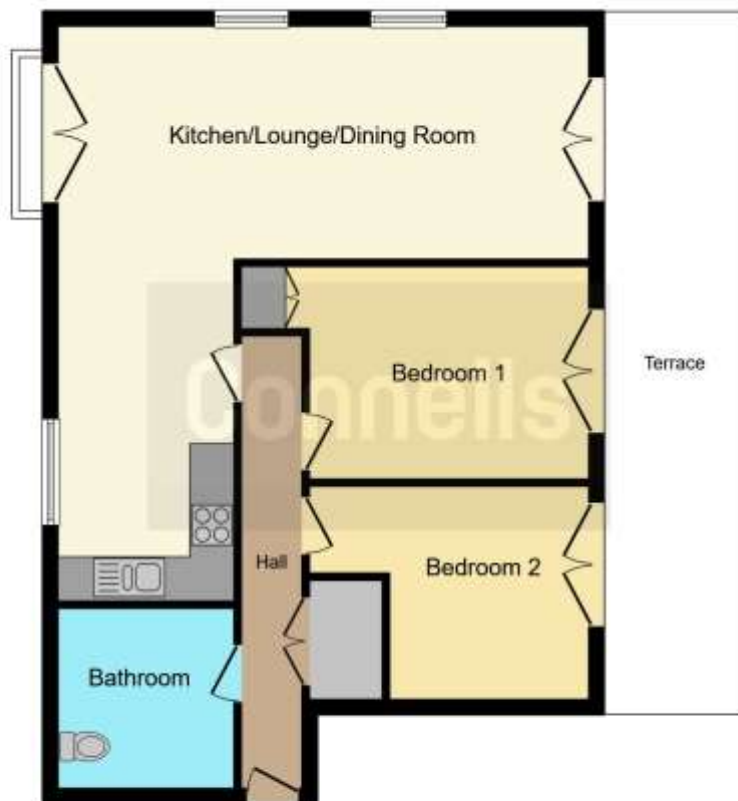
There is underground allocated parking available.

### Agent's Note

The property is leasehold with a lease length of 125 years from 1st January 2004. The property is subject to management costs - further information available upon request.

Our sellers have advised the property is currently being tenanted at £1,500 pcm, current tenancy ending in August 2025.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax  
 Band: D

Service Charge:  
 1800.00

Ground Rent:  
 280.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA313649](https://connells.co.uk/Property/SPA313649)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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Property Ref: SPA313649 - 0005

