



Connells

Radford Road
Leamington Spa



Property Description

Located within easy reach of the Leamington Spa town centre and train station, is this two double bedroom first floor apartment. Offering spacious accommodation throughout and briefly comprising welcoming entrance hall, lounge dining room, separate kitchen, two good size double bedrooms and bathroom.

Externally the property benefits from one allocated parking space and communal rear lawned area.

Entrance

Well-maintained communal entrance with stairs rising to the flat.

Entrance Hallway

Welcoming entrance hallway benefitting from a built-in storage cupboard, access to the loft via hatch and doors to the kitchen, lounge/diner, both bedrooms and the bathroom.

Lounge/Diner

14' 11" max x 11' 10" (4.55m max x 3.61m)

Spacious, light and airy lounge/diner comprising picture rails, a radiator and double glazed windows to front and side elevations.

Kitchen

7' 6" x 11' 9" (2.29m x 3.58m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Having an integrated electric oven and electric hob with cooker hood over, with space for a washing machine and space for a fridge/freezer. Housing the wall-mounted boiler and comprising a double glazed window to side elevation.

Bedroom One

11' 11" max x 12' 6" (3.63m max x 3.81m)
Double bedroom having a radiator and a double glazed window to side elevation.

Bedroom Two

9' 1" x 10' 8" plus alcove (2.77m x 3.25m plus alcove)
Double bedroom having a radiator and a double glazed window to rear elevation.

Bathroom

Newly fitted in 2024, a white three piece suite comprising a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a shaver point, a radiator and a double glazed window to rear elevation.

Communal Garden

Communal lawned area to the rear of the property.

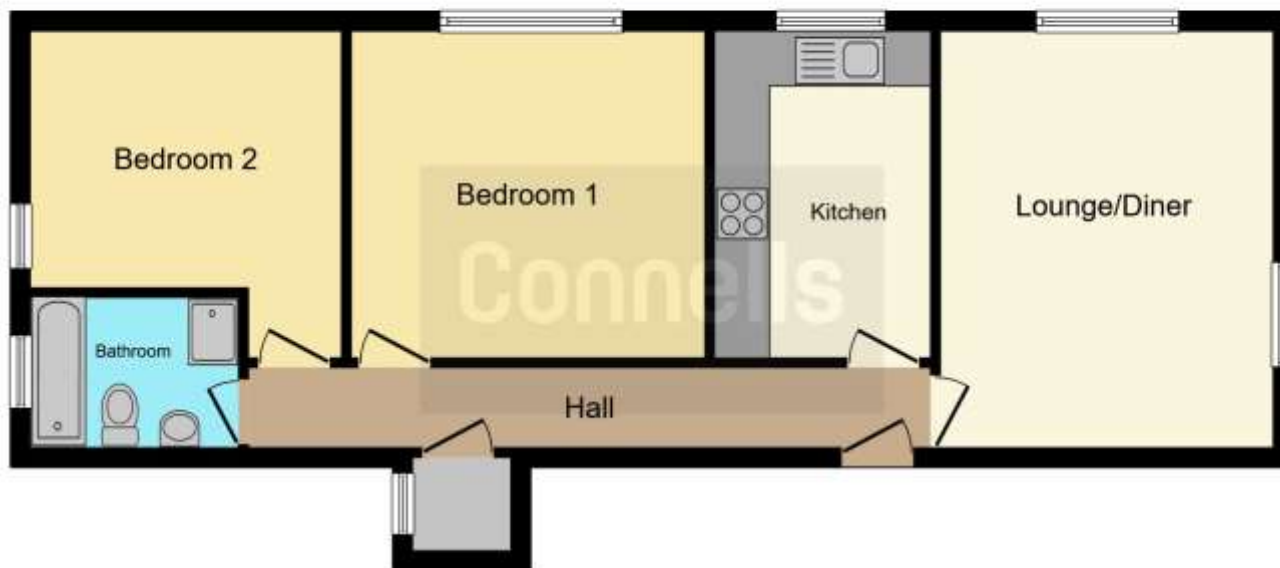
Parking

One allocated parking space to the rear of the property.

Agent's Note

The property is held on a leasehold title with the buyer benefitting from a Share of the Freehold and will collectively become a member of Hadden House Management Limited on completion. The current lease length is 189 years from 24th June 1978 and the current monthly service charge is £150.00, this also includes the building's insurance. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.





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

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EPC Rating: D

view this property online connells.co.uk/Property/SPA313734

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1978. 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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Tenure: Leasehold

