



**Connells**

Russell Terrace  
Leamington Spa



### Property Description

A beautiful one bedroom apartment set with the period conversion in the heart of Leamington Spa. Offering spacious and immaculate accommodation throughout the property briefly comprises, welcoming entrance hallway, lounge dining room, modern kitchen, double bedroom and bathroom. There is an allocated off road parking space to the rear of the property.

### Communal Entrance

Well maintained communal entrance with doors off to the apartment.

### Entrance Hallway

Welcoming entrance hallway with a telephone entry system, a radiator, wood flooring and doors to all rooms.

### Lounge

16' 3" max x 11' 2" max ( 4.95m max x 3.40m max )

Light and airy lounge. Benefiting from impressive high ceilings, wood flooring, a radiator, a television point and a sash window to front elevation.

### Kitchen

18' 1" x 6' 1" ( 5.51m x 1.85m )

Modern kitchen, fitted with base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven, electric hob with cooker hood over, a washing machine and a fridge/freezer. Housing the wall-mounted central heating boiler and comprising a breakfast bar, a radiator and a double glazed window to side elevation.



## Bedroom

11' 6" x 8' 4" ( 3.51m x 2.54m )

Double bedroom with a radiator and a double glazed window to side elevation.

## Bathroom

Fitted with a modern, white, three piece suite. Comprising a wash hand basin, bath with mixer taps and drencher shower over, low level W/C, partly tiled walls, tiled flooring, an extractor fan and a sash window to side elevation.

## Parking

There is allocated parking to the back of the building.

## Agent's Note

The property is leasehold with a lease length of 163 years from 19th December 2012. The property is subject to management costs, with an annual service charge of £540.00. Further information available upon request.





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SPA313829](https://www.connells.co.uk/Property/SPA313829)**

This is a Leasehold property with details as follows; Term of Lease 163 years from 19 Dec 2012. 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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