



Connells

Leam Terrace
Leamington Spa

Leam Terrace Leamington Spa CV31 1BB

for sale offers in excess of
£400,000



Property Description

Occupying a highly sought after and convenient location and positioned on the beautiful tree-lined street of Leam Terrace, this attractive triplex apartment offers a wealth of generous and immaculate accommodation. Thoughtfully modernised by the current owner, this period property boasts a tasteful and stylish finish throughout and is available for sale with no chain.

Beginning with a welcoming entrance hall, spacious dining room, lounge and cloakroom. To the lower ground floor there is the immaculate open plan kitchen dining room still offering a light and airy feel. To the first floor are two double bedrooms both benefitting from modern en-suite bathrooms.

Externally the property benefits from driveway parking for three/four cars.

Communal Entrance

Well-maintained communal entrance having intercom system, tiled flooring and a door leading to;

Ground Floor

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, video entry system and doors to the cloakroom, lounge and dining room.

Cloakroom

Fitted with a wash hand basin and low level W/C.

Lounge

17' 4" max x 14' 9" (5.28m max x 4.50m)

Spacious, light and airy lounge having a sash bay-fronted window, coving to ceiling, a radiator and stairs down to the lower ground floor.

Dining Room

21' max x 14' 8" (6.40m max x 4.47m)

Having a built-in storage under stairs storage cupboard, a radiator, coving to ceiling and two sash windows to the side elevation.

Lower Ground Floor

Kitchen

13' 4" x 9' 7" (4.06m x 2.92m)

Immaculate kitchen, fitted with a range of wall and base units with complementary Quartz work surfaces over and Quartz splashbacks, incorporating a stainless steel sink and drainer unit. Having an eye-level, double electric oven, five ring gas hob with cooker hood over, an integrated dishwasher and an integrated under counter fridge/freezer. Comprising windows to the front and side elevation and ceiling spotlights.

Utility Area

4' 9" x 13' 7" (1.45m x 4.14m)

Fitted with Quartz work surfaces and upstand and providing space and plumbing for a

washing machine and a tumble dryer. Comprising a radiator, a window to side elevation with an archway to the;

Dining Area

6' 3" x 14' 2" (1.91m x 4.32m)

Comprising a radiator, base units with Quartz work surfaces over and upstand, extractor fan and window to the side elevation.

First Floor Landing

Having ceiling spot lights and French doors to off to both bedrooms.

Bedroom One

19' 9" max x 14' 7" (6.02m max x 4.45m)

Bay-fronted double bedroom comprising coving to ceiling, a radiator and a door to the;

En-Suite Bathroom

White three piece suite, fitted with a wash hand basin, roll top bath and a low level W/C. Having marble effect panelled walls, a radiator and extractor fan.

Bedroom Two

18' 5" x 10' 5" (5.61m x 3.17m)

Double bedroom having a built-in cupboard, a radiator, two sash windows to side elevation and a door to the;

En-Suite Shower

White three piece suite, fitted with a wash hand basin, double shower with rainfall shower and marble effect panelling, and a low level W/C. Having a radiator, ceiling spotlights and extractor fan.

Parking

Driveway to front providing off road parking for three/four cars.

Lease Information

The property is leasehold and the current lease term is 125 years from 1st September 2001, however our seller has confirmed the lease term will be extended to 215 years which will complete simultaneously with completion of the sale. The property is subject to management costs which includes an annual service charge of £1,800. The property is to be sold with the purchaser being able to acquire a 25% share of the Freehold (along with and as per the remaining owners of Nr 8). This is by mutual agreement with the other flat owners within the block. Further details 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

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313981

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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