



Connells

Farley House Leam Terrace
Leamington Spa

Farley House Leam Terrace Leamington Spa CV31 1BQ

for sale offers over
£150,000



Property Description

Ideally located within walking distance to the Leamington Spa town centre and train station is this one double bedroom ground floor apartment. Offered for sale with no onward chain this spacious property would make an ideal first time purchase or investment opportunity. The property briefly comprises an entrance hallway, lounge/dining room, separate kitchen, double bedroom and bathroom. Externally the property benefits from its own entrance, communal parking and access to a communal garden.

Entrance Hallway

Welcoming entrance hallway having two built-in storage cupboards, a radiator and doors to all rooms.

Lounge/Diner

14' 10" x 11' 6" (4.52m x 3.51m)

Spacious lounge/diner having a radiator, picture rails and a sash window to rear elevation.

Kitchen

7' 11" x 8' 10" (2.41m x 2.69m)

Fitted with wall and base with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising a sash window to rear elevation.



Bedroom One

11' 6" x 9' 11" (3.51m x 3.02m)

Double bedroom having a radiator and a sash window to rear elevation.

Bathroom

Three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having fully tiled walls, a radiator and a window to front elevation.

Communal Garden

Courtyard communal garden with a patio area and planted borders.

Parking

Communal parking available on a first come first serve basis.

Lease Information

The property is leasehold with a lease length of 999 years from 24th June 2010. This property is subject to management costs to include; a monthly service charge of £66.50. 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

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EPC Rating: Awaited

view this property online connells.co.uk/Property/SPA313937

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2010. 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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