



**Connells**

Redland House Russell Terrace  
Leamington Spa

# Redland House Russell Terrace Leamington Spa CV31 1HF

for sale  
**£250,000**



## Property Description

Located within easy reach of the Leamington Spa town centre, train station and local amenities, this spacious two double bedroom apartment is offered for sale with no onward chain. Benefitting from your own private entrance to the side of the building and comprising; a welcoming entrance hallway, kitchen, lounge dining room, two double bedrooms and bathroom. Externally the property benefits from direct access to the communal garden, single garage en-bloc and communal parking.

## Entrance Hallway

Welcoming entrance hallway, comprising a radiator and doors to all rooms.

## Lounge Dining Room

16' 10" x 11' 9" ( 5.13m x 3.58m )

Spacious, light and airy lounge. Comprising a feature fire place, two radiators and sliding patio doors leading to the communal garden.

## Kitchen

11' 8" x 5' 11" ( 3.56m x 1.80m )

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 electric oven, electric hob with cooker hood over whilst providing space for a washing machine and space for an under counter fridge. Comprising laminate flooring, a radiator and a double glazed window to side elevation.





### **Bedroom One**

8' 6" plus door recess x 13' 5" ( 2.59m plus door recess x 4.09m )

Double bedroom having a double glazed window to side elevation.

### **Bedroom Two**

10' 3" x 7' 11" ( 3.12m x 2.41m )

Double bedroom having a double glazed window to side elevation.

### **Shower Room**

Fitted with a modern, white three piece suite, comprising a wash hand basin with vanity unit, walk-in shower and a low level W/C. Having partly tiled walls, an extractor fan and a double glazed window to rear elevation.

### **Communal Gardens**

Communal gardens to the rear of the property being mainly laid to lawn.

### **Parking**

Communal parking available.

### **Garage En-Bloc**

Located to the rear of the property.

Connells advice an internal inspection of the garage has not yet taken place.

### **Lease Information**

The property is sold with a share of the freehold. The lease length of 197 years from 9th February 1973. This property is subject to management costs to include; an annual ground rent of £120. 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](http://www.focalagent.com)

To view this property please contact Connells on

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7-8 Euston Place  
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EPC Rating: D Council Tax  
 Band: C

Service Charge: 120.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA313602](http://connells.co.uk/Property/SPA313602)**

This is a Leasehold property with details as follows; Term of Lease 197 years from 09 Feb 1973. 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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