



Connells

Warwick Place
Leamington Spa



Property Description

Located within a sought after position allowing easy access to both Leamington Spa and Warwick town centre. Offering modern accommodation throughout beginning with welcoming entrance hall, open plan kitchen living dining room, two bedrooms and a bathroom. Externally the property benefits from allocated parking.

Communal Entrance

Well maintained communal entrance, with secure intercom system and stairs rising to all floors.

Entrance Hallway

Comprising a telephone entry system, a radiator and a door leading to all rooms.

Lounge/Kitchen/Dining Room

16' 7" x 14' 1" (5.05m x 4.29m)

Lounge/Dining Area

Light and airy with high ceilings, comprising a radiator and sash windows to front and side elevations.

Kitchen Area

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cookerhood over, washer/dryer and a fridge/freezer. Comprising a radiator.

Bedroom One

14' 1" x 10' 10" (4.29m x 3.30m)

Generously sized double bedroom having fitted wardrobes, high ceilings, a radiator and a sash window to side elevation.

Bedroom Two

9' 2" x 5' 7" (2.79m x 1.70m)

Comprising fitted wall unit, a radiator and a sash window to side elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level WC. Having partly tiled walls, a shaver point, ceiling spotlights and an extractor fan.

Parking

Having one allocated parking space. There is also communal parking available.

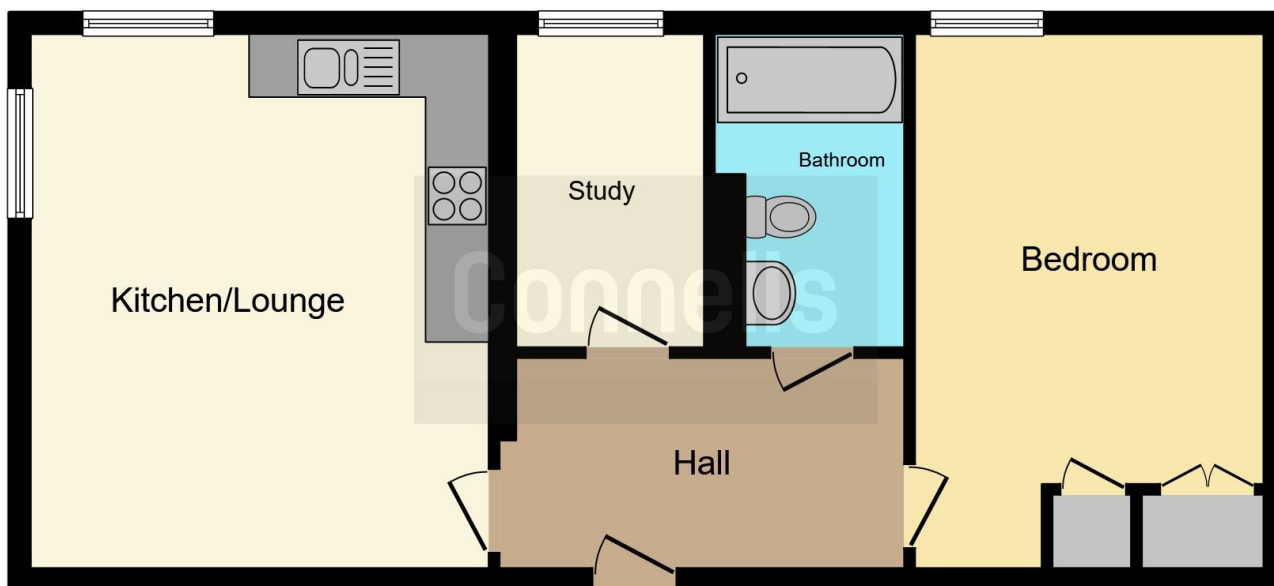
Lease Information

The property is leasehold with a lease length of 125 years from 1st January 2006. The property is subject to management costs to include an annual ground rent of £214 and an annual service charge of £1,678. Further information available upon request.

Agent's Note

Our seller has advised it has been reported that cladding near the roof has some damage. A survey has been conducted and works have been quoted for. 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: C

Council Tax
 Band: C

Service Charge:
 1678.00

Ground Rent:
 214.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314112

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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.

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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