



Connells

Parish End
Leamington Spa

Parish End
Leamington Spa CV31 1AJ

for sale offers in the region of
£190,000



Property Description

Situated in a popular and convenient location, this well-presented first floor apartment is perfect for first-time buyers, downsizers, or investors alike. The property is beautifully maintained with neutral deco and benefits from two allocated parking spaces and is accessed via a communal entrance hallway.

Inside, the accommodation comprises two generously sized bedrooms, including a master bedroom with en suite shower room, a bright and spacious lounge/diner, and a modern kitchen accessed via an attractive archway from the living area. A separate family bathroom completes the internal layout. Offered to the market with no onward chain, this apartment is ready to move into and presents a fantastic opportunity for hassle-free living.

fridge/freezer. Comprising a double glazed window to front elevation.

Communal Entrance

Well-maintained communal entrance with stairs to all floors.

Entrance Hallway

Welcoming entrance hallway comprising a built-in cupboard, hardwood floor and doors to all rooms.

Lounge/Dining

11' 4" max x 17' 9" max (3.45m max x 5.41m max)

Generously sized light and airy lounge/dining having a radiator, hardwood floor French doors leading to the Juliet balcony and access into the kitchen.

Kitchen Area

9' max x 8' 3" max (2.74m max x 2.51m max)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a washing machine and a

Bedroom One

9' 6" max x 10' 8" max (2.90m max x 3.25m max)

Double bedroom having built-in wardrobe, a double glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle and low level W/C. Having a fully tiled walls and a radiator.

Bedroom Two

14' max x 10' 4" max (4.27m max x 3.15m max)

Double bedroom having built-in wardrobes, a radiator and two double glazed windows to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a bath with shower over and low level W/C. Having a fully tiled walls and a radiator.

Parking

Two allocated parking spaces available.

Lease Information

The property is leasehold with a lease length of 999 years from 1st November 2004. This property is subject to management costs to include; an annual service charge of £1,450. 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

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1450.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA312741

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2004. 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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