



Connells

Flat 3 Leam Terrace
Leamington Spa

Flat 3 Leam Terrace Leamington Spa CV31 1BB

for sale
£210,000



Property Description

Located in a prime sought after area within a tree-lined street and ideally positioned within walking distance of the Leamington town centre and train station. Set within a Grade II listed building is this one bedroom first floor apartment. Being sold with no onward chain and benefitting from modern accommodation throughout this property would make an ideal first time purchase or investment. Briefly comprising lounge, breakfast kitchen, double bedroom and bathroom.

Externally the property benefits from resident communal parking available to the rear.

Communal Entrance

Well-maintained bright and spacious communal entrance with stairs leading to the apartment.

Entrance Hallway

Welcoming entrance hallway comprising an electric radiator and a cupboard providing space and plumbing for a washing machine, in addition to further storage space. With doors to all rooms.

Open Plan Lounge/Kitchen/Diner

20' 2" max x 14' 3" max (6.15m max x 4.34m max)

Lounge/Dining Area

Light and airy lounge/dining having two sash windows to front elevation as well as room for an extendable dining table which is ideal for entertaining guests.

Breakfast Kitchen

Modern kitchen, recently fitted with wall and base units with complementary Quartz work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, electric hob with cooker hood over and a slimline dishwasher, with space for a fridge/freezer. Comprising a breakfast bar and two sash windows to side elevation.

Bedroom

8' 9" x 11' 4" (2.67m x 3.45m)

Double bedroom benefitting from a walk-in wardrobe, an electric radiator and a sash window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a storage cupboard and a heated towel rail.

Parking

Resident parking available to rear.

Lease Information

The property is leasehold with a lease length of 125 years from 26th June 2019. This property is subject to management costs to include; an annual ground rent of £150 and an annual service charge of £1,914. 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: D Council Tax
 Band: A

Service Charge:
 1914.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314251

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 2019. 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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