



Connells

Gas Street
Leamington Spa



Property Description

This well-presented ground floor apartment is perfectly positioned within walking distance of Leamington Spa town centre and the train station, offering an ideal location for commuters and anyone looking to enjoy the town's vibrant amenities.

The property is part of a well-maintained development and benefits from a communal entrance and an allocated parking space. Inside, the apartment features a welcoming entrance hallway with a storage cupboard and doors leading to the bedrooms, bathroom, and lounge. The spacious lounge includes its own storage cupboard and opens into a modern fitted kitchen with built-in appliances.

There are two good-sized bedrooms, with the main bedroom featuring built-in wardrobes, and a bathroom completes the accommodation.

Offered with no onward chain, this apartment is an excellent opportunity for first-time buyers, downsizers, or investors.

Location

The property is within easy walking distance of the town centre, where a range of shops, independent boutiques, cafés, restaurants, bars, and parks can be found. For commuters, Leamington Spa railway station is just a short stroll away, offering convenient rail links to major cities. The area also benefits from excellent road connections, including easy access to neighbouring towns and the M40 motorway, making travel by car straightforward.

Entrance

Access via communal entrance door. This property is located on the ground floor.

Entrance Hallway

Welcoming entrance hallway having a built-in cupboard housing the hot water tank. With doors to all rooms.

Lounge

15' 7" max x 13' 9" max (4.75m max x 4.19m max)

Spacious lounge benefitting a television point, an electric storage heater, a double glazed window to front and a built-in storage cupboard.

Kitchen

11' 1" max x 6' 1" max (3.38m max x 1.85m max)

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. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine, dishwasher and a fridge/freezer. With a double glazed window to rear elevation.



Bedroom One

12' 9" max x 9' 2" max (3.89m max x 2.79m max)

Double bedroom having fitted wardrobes, an electric storage heater, laminate flooring and a double glazed window to front elevation.

Bedroom Two

' 8" x 9' 3" (2.03m x 2.82m)

Consisting of an electric storage heater and a double glazed window to front elevation.

Bathroom

Three piece suite, fitted with a wash hand basin with vanity unit, a bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and an extractor fan.

Parking

Allocated parking.

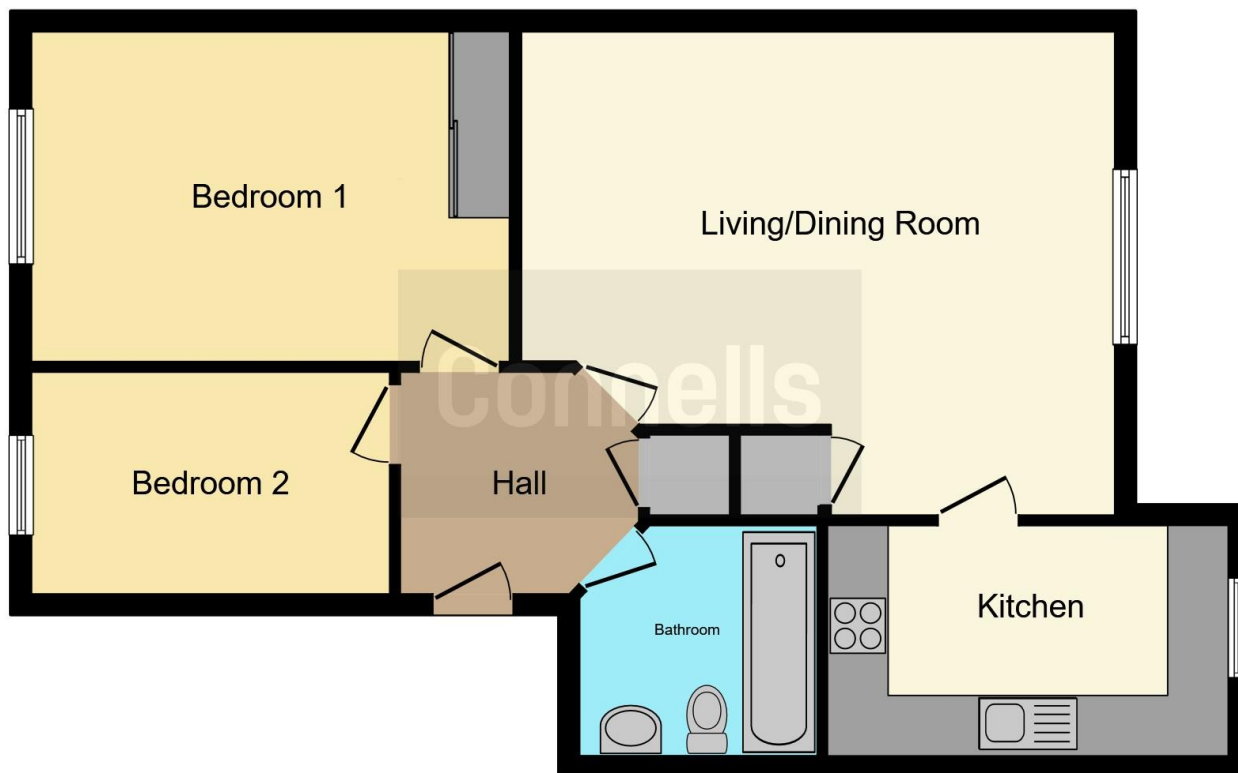
Lease Information

The property is leasehold with a lease length of 125 years from 1st January 1999. The property is subject to management costs to include an annual ground rent of £150 and an annual service charge of £1,376.34. Further information available upon request.

Seller's Comments

Gas Street is in a prime location for town and the railway station, and local vibrant shops and bars. With the benefit of an allocated off-road space. It is spacious, and yet cosy and is a wonderful place to live. Rental yield is around the £1100pcm mark, and we have never had any difficulty letting when we have needed to let the property.





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:
 1376.34

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314559

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1999. 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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