



Connells

St Luke's Passage Augusta Place
Leamington Spa



Property Description

Located within walking distance of Leamington Spa town centre, this well-presented one-bedroom ground floor apartment offers an ideal opportunity for first-time buyers or investors alike. Situated in a secure, gated development, the property is accessed via a communal entrance hallway leading to its own entrance.

Inside, the apartment comprises an entrance hallway with doors leading to a modern shower room, a bedroom, and an open-plan kitchen and lounge area. The layout provides comfortable living with a contemporary finish throughout.

Offered for sale with no onward chain, this property presents a fantastic investment opportunity in a sought-after location

Approach

Being situated on Augusta Place, there are electric gates which lead to the development and the communal entrance.

Communal Entrance

Having stairs leading to all floors this property is located on the ground floor.

Entrance Hall

With doors to all rooms.

Open Plan Lounge/Kitchen/Diner

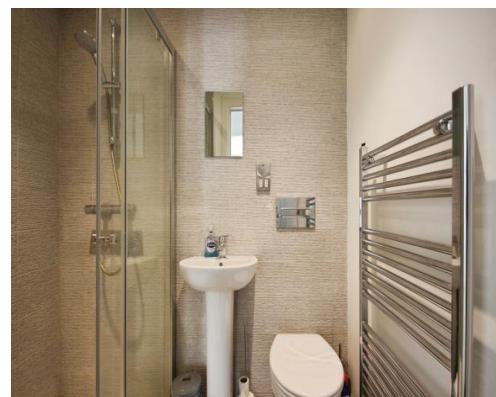
8' 4" x 17' 5" (2.54m x 5.31m)

Lounge/Diner Area

Having laminate flooring and a double glazed window to front elevation,

Kitchen Area

Fitted with wall and base units with work surfaces over, incorporating a sink. There is an electric oven, gas hob with cooker hood over and a fridge/freezer. Comprising laminate flooring and a radiator.



Bedroom

8' 3" x 9' 4" (2.51m x 2.84m)

Double bedroom with a radiator and a double glazed window to front elevation.

Shower Room

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a heated towel rail and an extractor fan.

Parking

On Street.

Lease Information

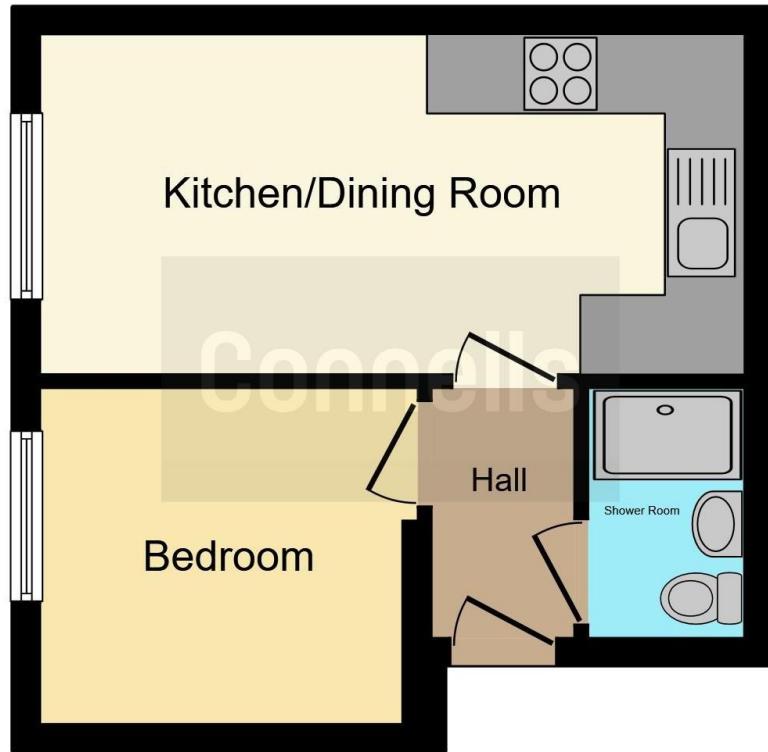
The property is leasehold with a lease length of 125 years from 1st June 2017. The property is subject to management costs to include an annual ground rent of £150 and an annual service charge of £1,200. Further information available upon request.

There is a 6 month let agreed at £900 per calander month with a rental yield of 4.97%.

Seller's Comments

Having owned this property for about eight years, I have never had a problem renting this one bed ground floor apartment. There has been no shortage of tenants as it is situated in a great location and is well protected too. It is an ideal buy for an investor like myself.





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: A

Service Charge:
 1200.00

Ground Rent:
 150.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/SPA314558\]\(http://viewthispropertyonline.connells.co.uk/Property/SPA314558\)](http://viewthispropertyonline.connells.co.uk/Property/SPA314558)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. 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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