



Connells

Briar Close
Leamington Spa

Briar Close Leamington Spa CV32 7RE

for sale
£175,000



Property Description

A spacious and well presented two double bedroom apartment offered with no onward chain. Set within a quiet cul-de-sac in the sought after area of North Leamington the property features an open plan lounge dining room with a private balcony, a separate kitchen with an additional balcony overlooking the communal gardens, two generous double bedrooms, the master with fitted wardrobes, a modern bathroom and separate W/C.

Outside the property benefits from a well maintained lawned communal gardens and a useful outdoor brick store. An ideal purchase for first time buyers, investors or downsizers seeking a comfortable home in a convenient location.

Communal Entrance Hall

With a door to front elevation and stairs rising to first floor where the flat is situated.

Entrance Hall

Welcoming entrance hallway with telephone entry system, an electric storage heater, laminate flooring and a cupboard housing the hot water tank. With doors leading to all rooms.

Lounge/Diner

18' 9" x 14' 5" max (5.71m x 4.39m max)

A spacious, light and airy lounge/diner consisting of an electric storage heater, laminate flooring, a double glazed window to rear elevation and patio doors leading to the balcony.

Balcony

8' 6" x 4' 5" (2.59m x 1.35m)

Private balcony overlooking the quiet cul-de-sac offering an ideal space for alfresco dining or relaxing.

Kitchen

9' 2" x 8' 3" (2.79m x 2.51m)

Fitted with wall and base units with complimentary work surfaces over and tiling to

the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and benefitting a double glazed window to rear elevation and a door leading to the balcony.

Balcony

Overlooking the communal gardens to the rear of the property.

Bedroom One

12' 5" max into wardrobe x 10' 11" (3.78m max into wardrobe x 3.33m)

Double bedroom benefitting from two fitted wardrobes, an electric storage heater and two double glazed windows to front elevation.

Bedroom Two

9' 11" x 10' 11" (3.02m x 3.33m)

Double bedroom having an electric storage heater and a double glazed window to front elevation.

Bathroom

Modern, white two piece suite, fitted with a bath with mixer taps and electric shower over and a wash hand basin with vanity unit. Having partly tiled walls, an extractor fan and a double glazed window to rear elevation.

Separate W/C

Fitted with a low level WC and a double glazed window to rear elevation.

Parking

On street parking available.

Garden

Generous communal lawned rear gardens accessed via the communal entrance.

Lease Information

The property is leasehold with a lease length of 181 years from 2nd February 2015. The property is subject to management costs to include an annual service charge of £900. Further information available upon request.

Seller's Comments

We were instantly attracted to Briar Close by it's large dimensions - especially the large open plan lounge diner. The balconies were an added bonus allowing us to enjoy the outside on this very quiet cul-de-sac. With the added security of the newly fitted intercom system and double glazing, we hope our flat ticks lots of boxes for potential buyers.





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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: 900.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314714

This is a Leasehold property with details as follows; Term of Lease 181 years from 06 Feb 2015. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314714 - 0004

