



**Connells**

Westbrook House New Brook Street  
Leamington Spa



### Property Description

Spacious two double bedroom apartment in Leamington Spa town centre!

This fantastic sixth floor apartment is ideally located in the heart of Leamington Spa, offering spacious accommodation and the convenience of a lift to all floors.

The property comprises a welcoming entrance hallway - ideal space for a potential study area - a light and airy lounge dining room, a separate fitted kitchen, two double bedrooms and a bathroom.

While the apartment would benefit from modernisation, it presents an excellent opportunity for buyers to update and personalise the space to their own taste.

Offered for sale with no onward chain, this property is ideal for first time buyers, investors, or those seeking a centrally located home close to local shops, cafes and transport links.

### Communal Entrance

Well-maintained communal entrance with stairs and lift leading to the flat on the 6th floor.

### Entrance Hall

Spacious entrance hallway having a built in cupboard and a door leading to the secondary hallway.

### Inner Hallway

Having two built in cupboards, an electric radiator and doors to all rooms.

### Lounge Dining Room

11' 5" max x 15' 7" ( 3.48m max x 4.75m )  
Generously sized lounge consisting of an electric radiator and a double glazed window to the rear elevation and three windows to the front elevations.

### Kitchen

11' 4" x 7' 5" ( 3.45m x 2.26m )  
Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising a double glazed window to rear elevation.

### **Bedroom One**

10' 3" max x 10' 4" ( 3.12m max x 3.15m )  
Double bedroom having an electric radiator  
and a window to side elevation.

### **Bedroom Two**

11' 3" x 11' 5" ( 3.43m x 3.48m )  
Double bedroom having an electric radiator  
and a double glazed window to rear elevation.

### **Bathroom**

Three piece suite fitted with a wash hand basin, bath with mixer taps and a low level W/C. Having partly tiled walls and a window to front elevation.

### **Parking**

On street parking.

### **Communal Garden**

To the rear of the property is a spacious childrens play area and a convenient communal drying area.

### **Lease Information**

The property is leasehold with a lease length of 125 years from 15th June 2020. The property is subject to management costs to include an annual ground rent of £10, an annual service charge of £1388.81 and an annual building's insurance of £396.27. Further information available upon request.

### **Agent's Note**

It is our understanding one of the bedroom previously had asbestos in the floor, however, this has been removed and we hold a copy of the Certificate on file. We would advise potential viewers to satisfy themselves with regards to the second bedroom as flooring may contain asbestos. Further details 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](http://www.focalagent.com)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D  
 Council Tax  
 Band: A

Service Charge:  
 1388.81

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315002](http://connells.co.uk/Property/SPA315002)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jun 2020. 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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