

Connells

Stamford Gardens Leamington Spa

## Stamford Gardens Leamington Spa CV32 6DB







## **Property Description**

A spacious two bedroom FIRST FLOOR apartment for sale in North Learnington Spa. Ideally located within easy reach of the town centre and train station this apartment briefly comprises, welcoming entrance hallway, living/dining room, separate kitchen, two bedrooms, bathroom and a balcony to the rear of the building.

The property would make an ideal choice as a STARTER HOME or INVESTMENT!

#### **Communal Entrance**

Entrance door to front with stairs to all floors.

#### **Entrance Hallway**

Having a built-in storage cupboard and doors to all doors.

## Lounge

15' 9" x 11' (4.80m x 3.35m)

Light and airy lounge, comprising a radiator, laminate flooring and windows to side and rear elevations.

#### Kitchen

12' 6" x 9' 2" ( 3.81m x 2.79m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There space for appliances and comprising a built-in pantry, tiled flooring, a window to front elevation and a door leading to the balcony.

#### **Bedroom One**

12' 4" x 14' 6" ( 3.76m x 4.42m )

Double bedroom comprising a radiator, laminate flooring and a window to side elevation.

#### **Bedroom Two**

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double bedroom comprising a radiator, laminate flooring and a window to front elevation.

#### **Bathroom**

Fitted with a three piece suite, comprising a wash hand basin, bath, low level W/C, partly tiled walls, tiled flooring and a window to side elevation.

#### **Communal Garden**

Well-maintained communal garden being mainly laid to lawn.

#### **Parking**

Off-road parking

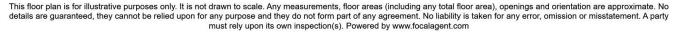
#### **Agent's Note**

The property is leasehold with a lease length of 125 year from 21st December 2015. The property is subject to management charges further details available upon request. The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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: B

Service Charge: Ask Agent

#### Tenure: Leasehold

Ground Rent:

84.00

# The Property Ombudsman



## view this property online connells.co.uk/Property/SPA312942

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

<sup>1.</sup> 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.