



**Connells**

Stamford Gardens  
Leamington Spa



# Stamford Gardens Leamington Spa CV32 6DB

for sale offers over  
**£150,000**



## Property Description

A spacious two bedroom FIRST FLOOR apartment for sale in North Leamington 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.







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

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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 84.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA312942](http://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.



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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Property Ref: SPA312942 - 0010

