



**Flat 2, 208 Emscote Road**

Warwick **CV34 5QT**

Guide Price £129,500

# Flat 2, 208 Emscote Road

Being situated within a highly convenient location, well placed for access to the centres of both Warwick and Leamington Spa, this ground floor converted apartment is offered for sale with the benefit of no onward chain and a new 999 year lease with no ground rent. Incorporating gas fired central heating, together with UPVC double glazed windows, the accommodation has recently undergone re-decoration, with new carpets having been fitted to the lounge and bedroom and is considered ideal for a first time purchaser or as a possible residential buy-to-let comprising a comfortable lounge, well proportioned kitchen, double bedroom and bathroom with three piece suite.

## Features

Ground Floor Flat  
Highly Convenient Location  
No Chain  
Lounge  
Well Proportioned Kitchen  
One Double Bedroom  
Bathroom  
Ideal First Time Purchase or Buy-To-Let  
Recently Re-decorated and Re-carpeted  
New 999 Year Lease with No Ground Rent



## LOCATION

The property is positioned a short way past Portobello Bridge on Emscote Road, being approximately equidistant between the town centres of Leamington Spa and Warwick. Closer at hand there is a large Tesco supermarket situated on Emscote Road itself, whilst regular rail services from both Warwick and Leamington Spa provide commuter rail links to Birmingham and London amongst other destinations.

## ON THE GROUND FLOOR

Entrance door opening into:-

## RECEPTION VESTIBULE

With inner entrance door to:-

## LOUNGE

4.85m x 3.12m approx average measurements (15'11" x 10'3" approx average measurements) With UPVC double glazed windows, central heating radiator and newly fitted carpet.

## INNER HALLWAY

With doors giving access to:-

## KITCHEN

3.35m x 3.07m (11'0" x 10'1") Being fitted with a range of wood edged units comprising coordinating base cupboards, drawers and wall cabinets, inset four burner gas hob with electric oven below, single drainer stainless steel sink unit with tiled splashbacks, UPVC double glazed window, central heating radiator and wall mounted Ariston gas fired boiler.

## BEDROOM

3.28m x 4.32m into bay (10'9" x 14'2" into bay) With double glazed bay window, central heating radiator and newly fitted carpet.

## BATHROOM

With white fittings comprising corner bath, pedestal wash hand basin, low level WC, central heating radiator and obscure UPVC double glazed window.

## TENURE

The property is leasehold and to be sold with the benefit of a new 999 year lease which will be granted on completion.

## MAINTENANCE CHARGES

Maintenance charges are yet to be fully assessed, but are estimated to be in the region of £60 per calendar month.

## GROUND RENT

There is a peppercorn ground rent.

## DIRECTIONS

Postcode for sat-nav - CV34 5QT.

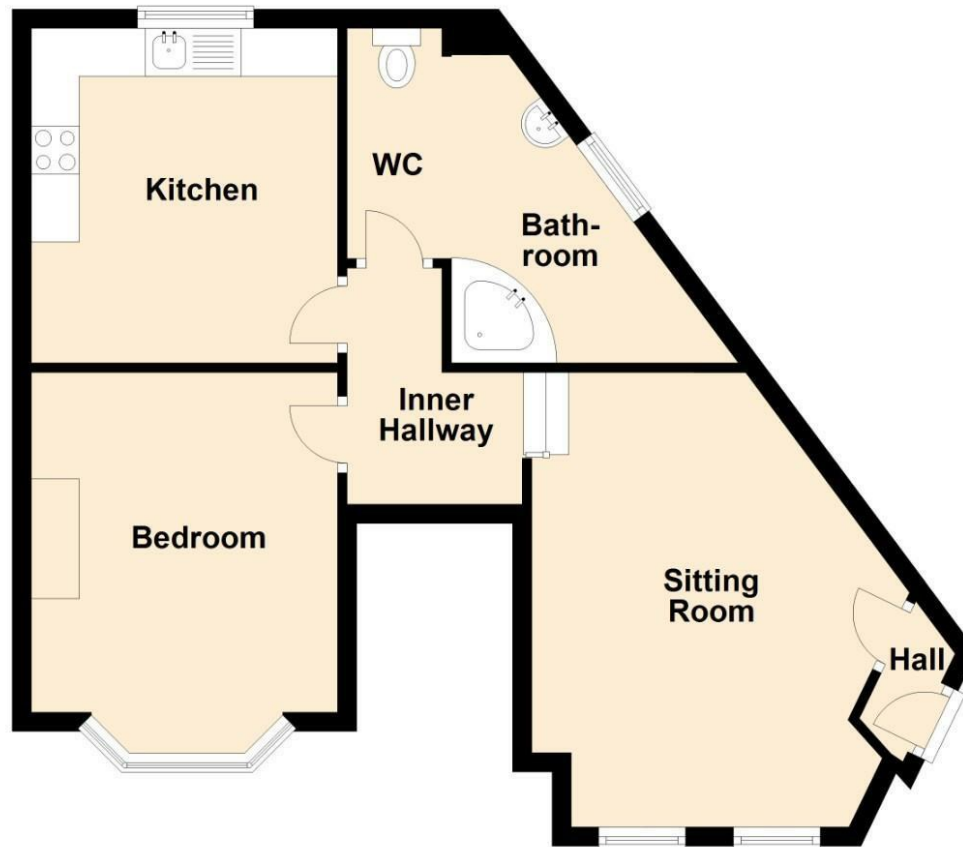




## Floorplan

### Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 53.0 sq. metres (570.1 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

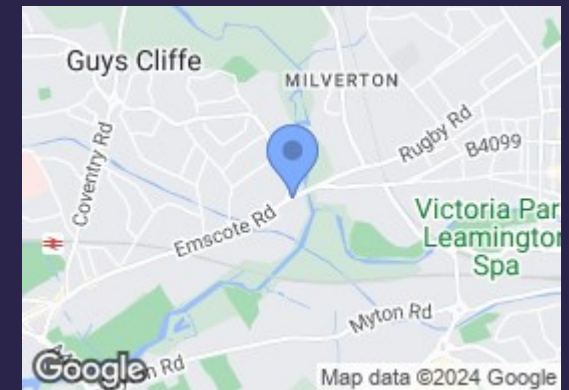
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band A - Warwick District Council - Band Awaited



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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