



**Flat 1, 11 Charlotte Street**

Leamington Spa **CV31 3EB**

Guide Price £180,000

# Flat 1, 11 Charlotte Street

Forming part of the conversion of an imposing Grade II Listed Victorian villa, this lower ground floor apartment offers two bedroomed accommodation and is offered for sale with the benefit of no onward chain. The undoubted feature of the gas centrally heated accommodation is the light and impressively spacious lounge which extends across the full width of the front of the apartment. One of the two bedrooms allows access to a small sunken patio/terrace space outside at the rear, whilst the shower room has been newly re-fitted with WC, basin and shower enclosure. Additionally, the apartment benefits from one allocated parking space positioned in the car park immediately to the rear of the building. Overall this is an ideal apartment for the first time purchaser, situated within a highly convenient location, well placed for access to Leamington old town, the town centre and Leamington Spa railway station.

## Features

Lower Ground Floor Apartment  
Light Spacious Lounge  
Kitchen  
Two Bedrooms  
Newly Fitted Shower Room  
Rear Patio/Terrace  
One Allocated Parking Space  
No Chain



## LOCATION

Charlotte Street is conveniently situated a short distance south of central Leamington Spa linking Clemens Street with Tachbrook Road. All amenities in Leamington old town are just a short walk away, along with easy access to the full range of town centre amenities including Leamington's wide array of parks, shops and independent retailers, bars and restaurants and artisan coffee shops. Leamington Spa railway station is also easily accessible providing regular commuter rail links to numerous destinations.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALLWAY

From which a private entrance door gives access to the apartment itself and:-

### ENTRANCE VESTIBULE

With window to rear elevation, steps descending to:-

## LOWER GROUND FLOOR

### HALLWAY

With central heating radiator, entry telephone and doors to:-

### SPACIOUS LOUNGE/DINING ROOM

6.02m x 4.11m (19'9" x 13'6")

A light and spacious room with two large sash windows to front elevation, central heating radiator and cornicing to ceiling.

### KITCHEN

2.87m x 1.40m (9'5" x 4'7")

Fitted with a range of units in a light wood panelled style finish comprising base cupboards, drawers and coordinating wall cabinets, roll edged worktops with tiled splashbacks, inset electric hob with concealed filter hood over and fitted electric oven below, inset 1½ bowl stainless steel sink unit with light over and ceramic tiled floor.

## BEDROOM ONE

3.33m x 2.77m (10'11" x 9'1")

With built-in wardrobe/storage cupboard, central heating radiator, cornicing to ceiling and double doors giving access to rear patio area.

## BEDROOM TWO

3.68m max x 2.36m (12'1" max x 7'9")

With window to rear elevation, built-in cupboard housing the gas fired boiler, central heating radiator and door to understairs storage cupboard.

## RE-FITTED SHOWER ROOM

Which has been newly re-fitted with contemporary white fittings comprising low level WC, pedestal wash hand basin with mixer tap and mirror over, walk-in shower with glazed screen and fitted dual head shower unit having splash boarding surrounding, new vinyl flooring and chrome towel warmer/radiator.

## OUTSIDE

To the rear of the apartment and accessible from bedroom one is a paved external patio area large enough for table and chairs and barbecue etc, There is also an open under pavement storage area.

## PARKING

There is one allocated car parking space within the car park immediately to the rear of the building.

## TENURE

The property is of leasehold tenure and is to be sold with the benefit of a new 999 year lease. Ground rent is a peppercorn.

## MAINTENANCE CHARGES

Maintenance charges are yet to be fully assessed but are estimated to be in the region of £100 per calendar month.

## DIRECTIONS

Postcode for sat-nav - CV31 3EB.

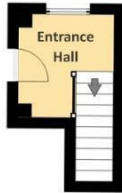




# Floorplan

Internal Living Area 749sq ft / 69.54m<sup>2</sup>

## GROUND FLOOR



## LOWER GROUND FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## 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



## 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>		
(55-68) <b>D</b>		
(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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