



Flat 3, 58 Russell Terrace

Leamington Spa **CV31 1HE**

Guide Price £220,000

Flat 3, 58 Russell Terrace

Being situated within a convenient south Leamington location, just a short walk from all town centre amenities, this first floor apartment offers two bedroomed gas centrally heated accommodation and forms part of the conversion of a characterful Victorian property. Features of the accommodation include a lounge with kitchen off, two bedrooms and bathroom. One attractive feature is the large communal garden positioned to the rear of the building. Overall this is a comfortable and characterful apartment well placed for the town centre and offering accommodation that could be ideal for the first time purchaser or as a potential buy-to-let investment.

LOCATION

Russell Terrace lies a short distance south of central Leamington Spa being within easy walking distance of Leamington's wide array of facilities and amenities including parks, notably Jephson Gardens, shops and independent retailers, restaurants and artisan coffee shops. There are good local road links available out of the town, including those to neighbouring towns and centres including Warwick with Leamington Spa railway station also being within walking distance and providing regular commuter rail links to many destinations including London and Birmingham.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

From where steps ascend to the first floor level where a private entrance door gives access to the flat itself and:-

SPLIT LEVEL LANDING/HALLWAY

With entry telephone, central heating radiator and from which doors give access to:-

LOUNGE

4.47m max x 4.42m max (14'8" max x 14'6" max)
- into bay window.

With exposed floorboards, central heating radiator, period cornicing to ceiling and door to:-

KITCHEN

3.48m x 2.08m (11'5" x 6'10")
Having a range of modern wood fronted units with chrome door furniture comprising various base cupboards, drawers and

coordinating wall cabinets to two sides, roll edged granite effect worktops with tiled splashbacks, single drainer stainless steel sink unit with mixer tap, inset four burner stainless steel gas hob with filter hood over and fitted electric oven below, wall mounted gas fired boiler, plumbing for washing machine, central heating radiator and sash window to front elevation.

BEDROOM ONE

3.28m max x 2.67m max (10'9" max x 8'9" max)

With window to rear elevation and central heating radiator.

BEDROOM TWO

4.06m max into recess x 2.54m (13'4" max into recess x 8'4")

With window to rear elevation and central heating radiator.

BATHROOM

With three piece white suite

Features

First Floor Apartment

Popular South Leamington Location

Lounge

Kitchen

Two Bedrooms

Bathroom

Large Communal Rear Garden

Gas Central Heating

Convenient for Town Centre

No Chain



comprising low level WC, pedestal wash hand basin with tiled splashback, fitted bath with tiled surround and electric shower unit over and central heating radiator.

OUTSIDE

REAR

To the rear of the building there is a generously proportioned communal rear garden for the use of the residents only.

TENURE

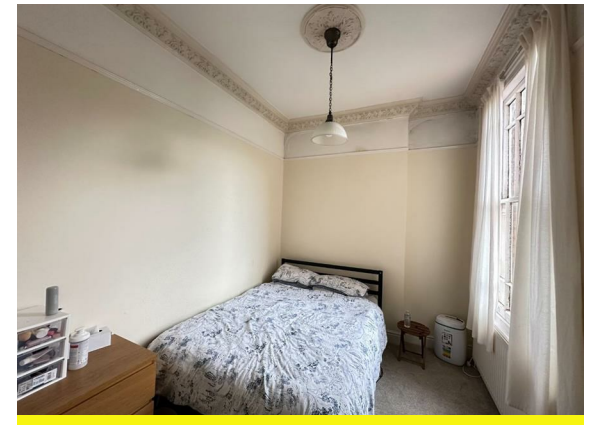
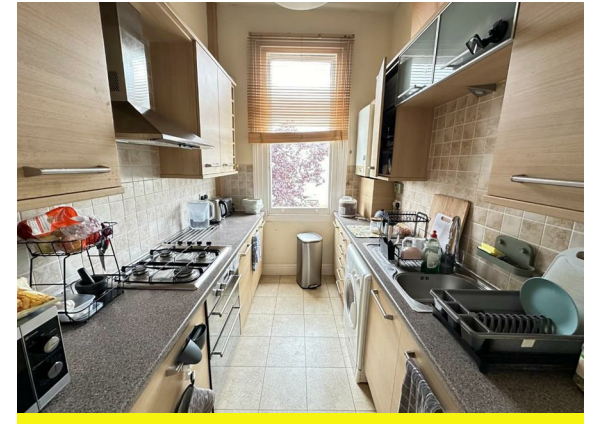
The property is of Leasehold tenure for a term of 999 years from 2016.

MAINTENANCE CHARGES

We are advised by the vendor that maintenance charges presently stand at £150 per calendar month.

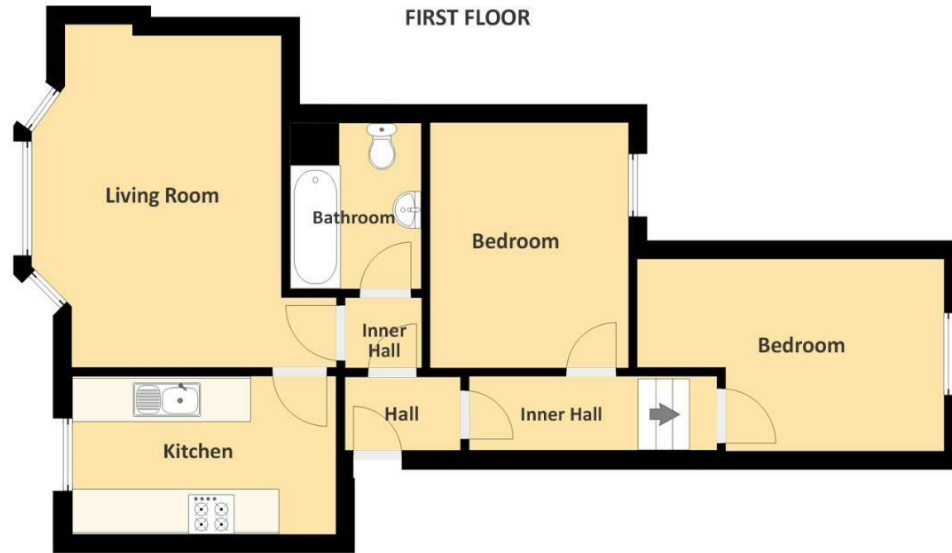
DIRECTIONS

Postcode for sat-nav - CV31 1HE.



Floorplan

Internal Living Area 553sq ft / 51.40m²



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General Information

Tenure

Leasehold

Fixtures & Fittings

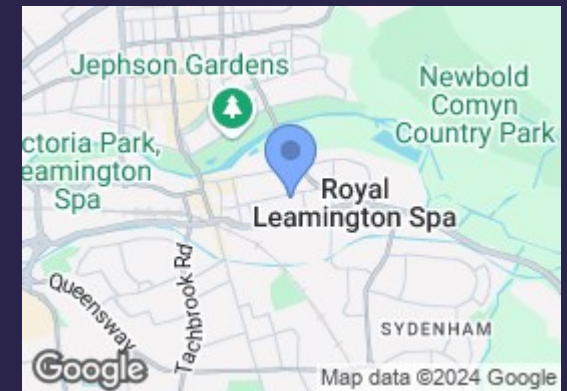
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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