



# Flat 10 Forfield Place

Leamington Spa **CV31 1HQ**

Guide Price £165,000

# Flat 10 Forfield Place

An excellent first time buyer opportunity. This property is located on the first floor of a purpose built building, is very well presented throughout and is ideally located for the town centre and Leamington railway station. The accommodation in brief comprises of a communal entrance hall with a security entry system, private entrance hall, open plan living/kitchen/dining room, double bedroom with built-in wardrobes and a modern fitted bathroom.

## LOCATION

Ashlawn House is positioned on the corner of Forfield Place and Radford Road, less than 1/4 mile from local shops and 1/2 mile from a local supermarket. The property is also serviced with excellent communication links with a bus stop less than 1/4 mile from the property, whilst Leamington Spa railway station, with its direct links to both London, Birmingham and a wide range of further centres, is less than 1/2 mile from the property. The heart of Leamington Spa town centre is approximately 1/2 mile away which also offers a wide range of cafes, shops and retail outlets whilst the attractive Jephson Gardens are also close by.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALL

With stairs rising to the:-

## FIRST FLOOR

### ENTRANCE HALL

Having storage heater, doors to lounge, bedroom and bathroom.

### OPEN PLAN KITCHEN & LOUNGE

6.06m x 4.34m (19'10" x 14'2")

### LOUNGE AREA

Having a double glazed window to the front elevation, storage cupboard and electric radiator.

### KITCHEN AREA

With space for fridge freezer, oven and cooker, sink unit, worktop surfaces, cupboard and drawers.

### BEDROOM

3.59m x 2.84m (11'9" x 9'3")

Having a double glazed window and built-in wardrobes.

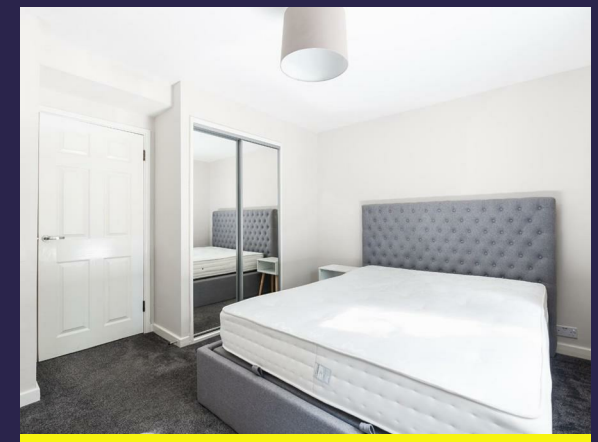
### BATHROOM

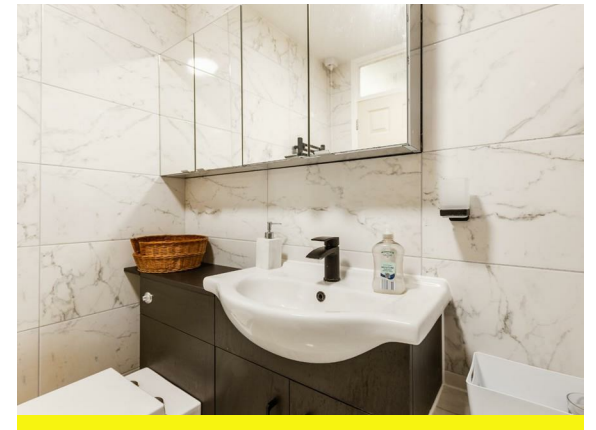
1.85m x 1.95m (6'0" x 6'4")

Having a low level WC, sink unit, part tiled walls, bath with electric shower

## Features

- Viewing Recommended
- Off-Road Parking
- No Onward Chain
- Spacious Open Plan Living Area
- First Floor
- One Bedroom
- Ideal for First Time Buyers / Investors
- Close to the Train Station
- Walking Distance of Town Centre

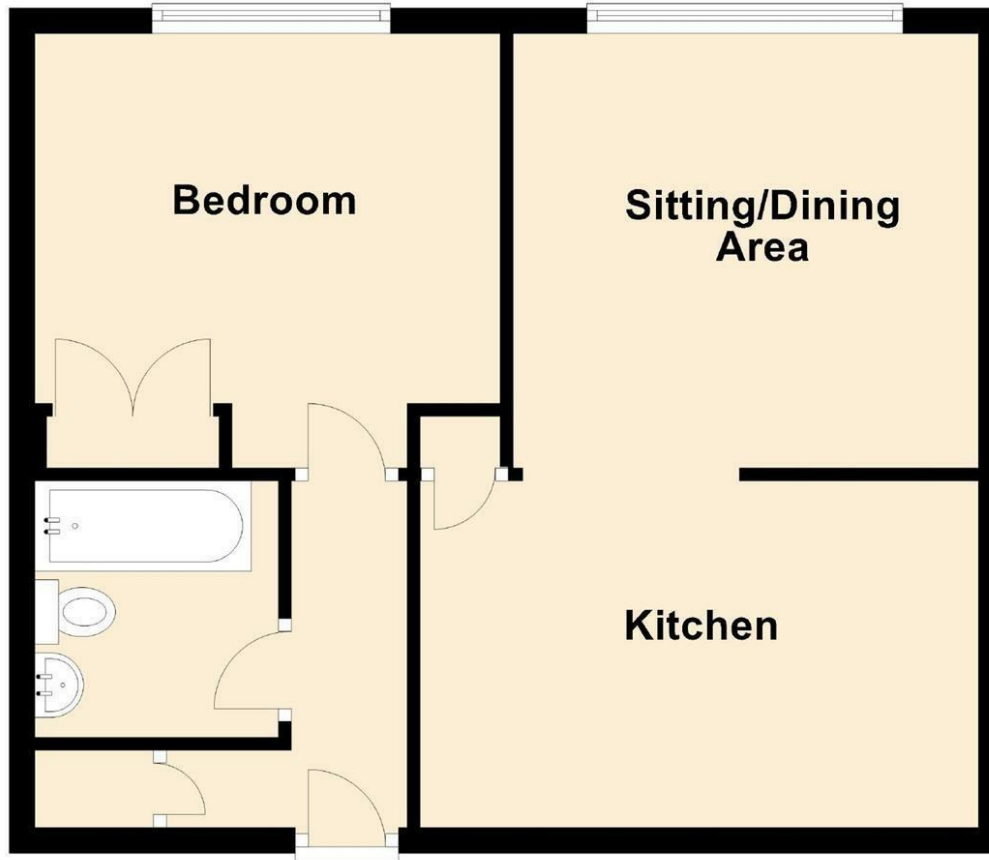




## Floorplan

### First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



## General Information

### Tenure

Leasehold

### Fixtures & Fittings

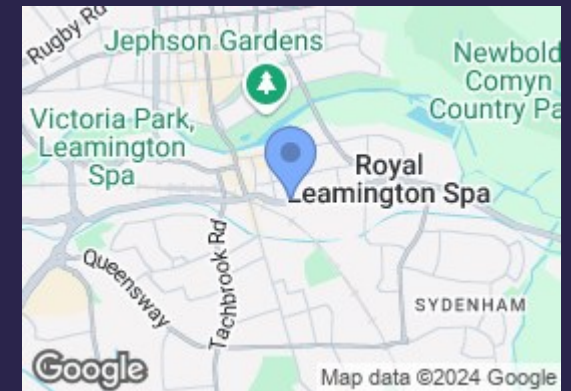
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, 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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 68                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Contact us

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## Visit us

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