



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 over. The bathroom also has a wi-fi-controlled/smart towel radiator, extractor fan and also a double mirror unit with integrated shaving socket.

TENURE

The property is of Leasehold tenure for a term of 125 years from 2019, having approximately 121 years remaining unexpired.

MAINTENANCE CHARGES

We are advised by the vendor that there is currently a ground

Features

Viewing Recommended

Off-Road Parking

No Onward Chain

Spacious Open Plan Living Area

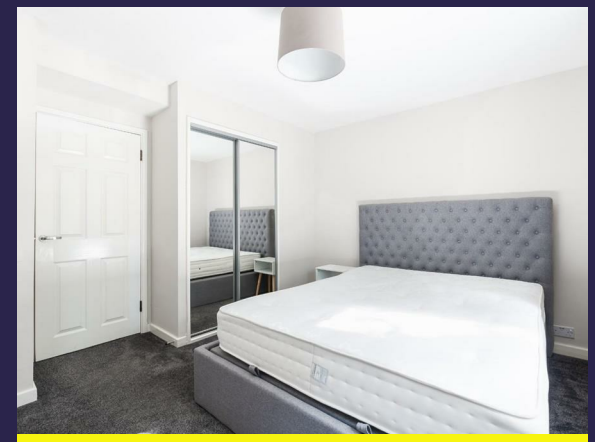
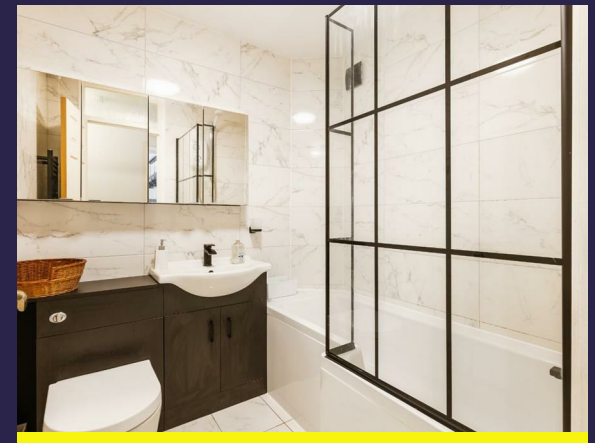
First Floor

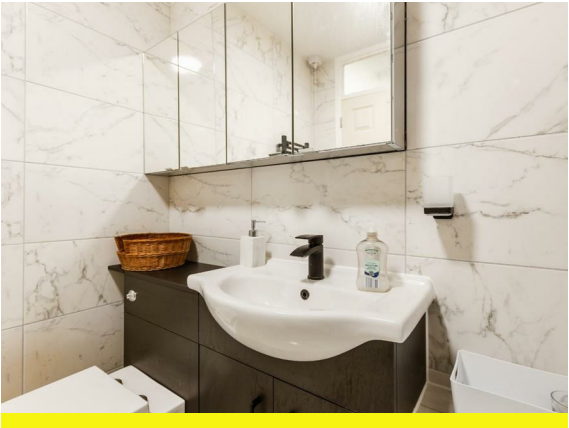
One Bedroom

Ideal for First Time Buyers / Investors

Close to the Train Station

Walking Distance of Town Centre

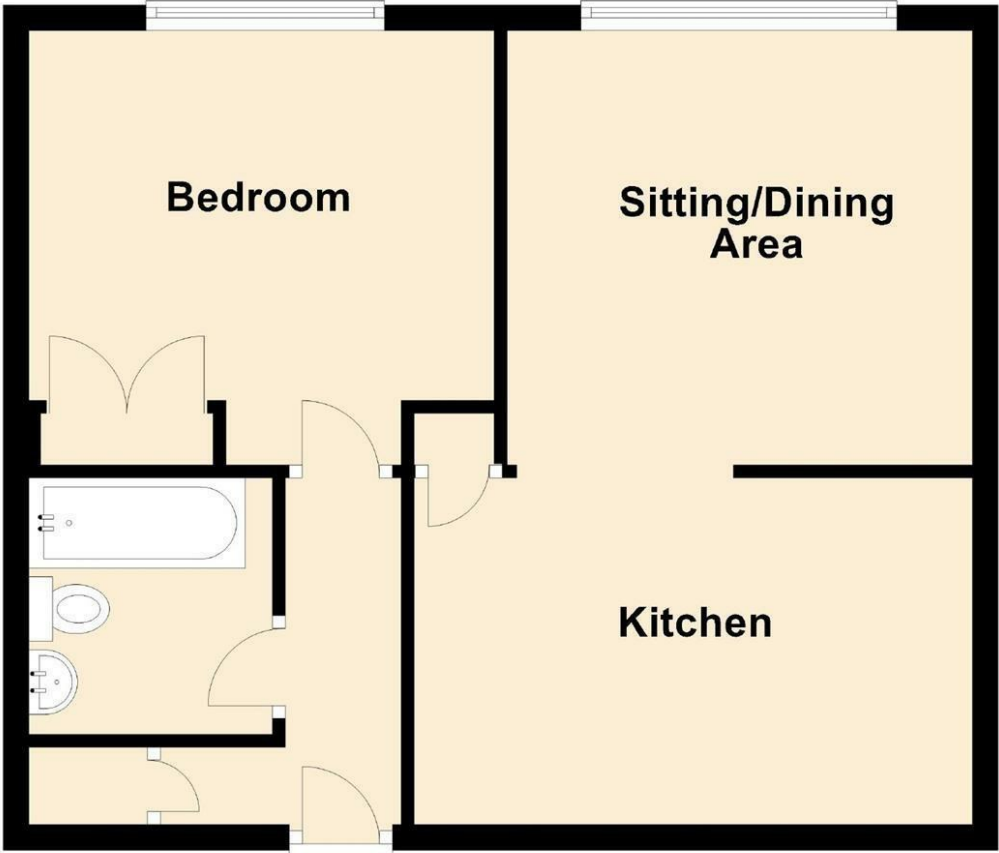




Floorplan

First Floor

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



General Information

Tenure
Leasehold

Fixtures & Fittings

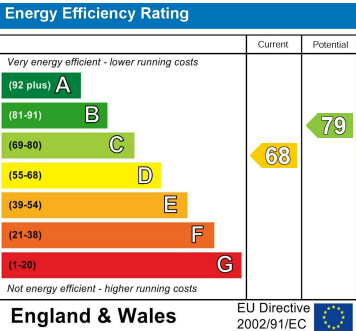
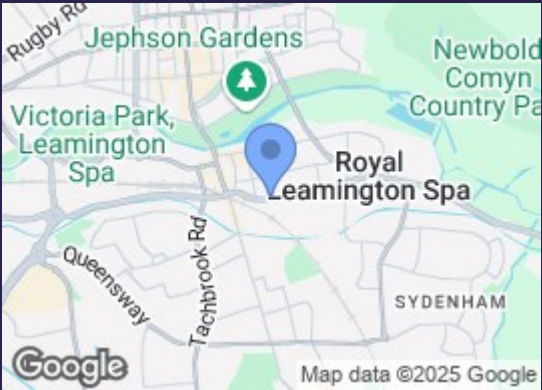
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band A - Warwick District Council



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