



16 Gas Street

Leamington Spa **CV31 3BY**

Guide Price £190,000

16 Gas Street

Located within a close proximity to Leamington train station and the town centre is this first floor two bed roomed apartment offered for sale with no onward chain, benefiting from having an allocated car parking space. The accommodation in brief comprises a communal entrance, entrance hallway, living room with views over the canal, kitchen, two bedrooms and bathroom.

LOCATION

Leamington town centre benefits from a substantial amount of amenities including shops, bars, restaurants, doctors' surgeries, dentists, primary and secondary schools, as well as Jephson Gardens.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Having secure front door with intercom service and stairs rising to the upper levels.

ON THE FIRST FLOOR

ENTRANCE HALLWAY

With doors off to the living room, both bedrooms and bathroom.

LIVING ROOM

4.82m x 4.17m (15'9" x 13'8")

With views to the rear overlooking the canal, wall mounted electric heater, storage cupboard and access to kitchen.

KITCHEN

3.39m x 1.88m (11'1" x 6'2")

Fitted with a range of eye level and base units having worktops over and incorporating a stainless steel sink with mixer tap and drainer, integrated four ring electric hob with overhead extractor and oven. Space and plumbing for washer/dryer and a fridge freezer. Tiled flooring, part tiled walls and window to the rear overlooking the canal.

BEDROOM ONE

3.95m x 2.81m (12'11" x 9'2")

With window to the front, wall mounted electric heater and built-in wardrobe.

BEDROOM TWO

2.85m x 2.01m (9'4" x 6'7")

With window to the front and wall mounted electric heater.

BATHROOM

Fitted with a three piece white bathroom suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Heated towel rail, tiled flooring and tiled walls.

Features

No Onward Chain

First Floor

Allocated Parking

Walking Distance to Train Station and Town Centre

Ideal for First Time Buyers or Investors

Two Bedrooms

Double Glazed

OUTSIDE

PARKING

There is one allocated car parking space.

TENURE

The property is of leasehold tenure with 100 years remaining unexpired.

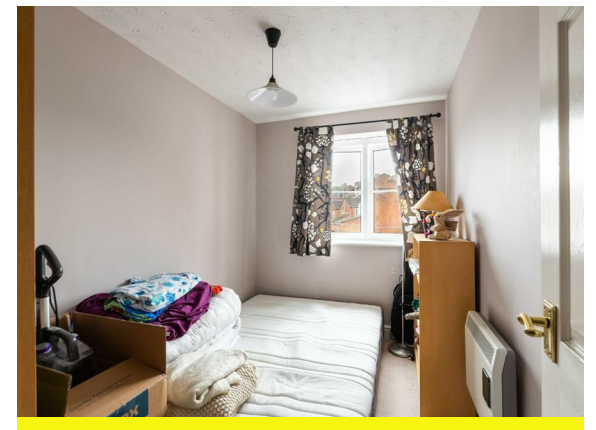
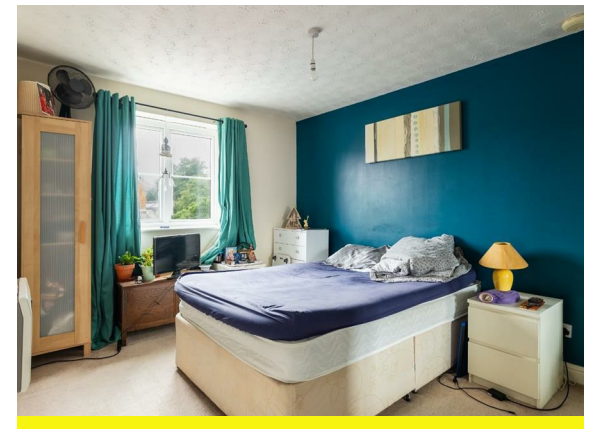
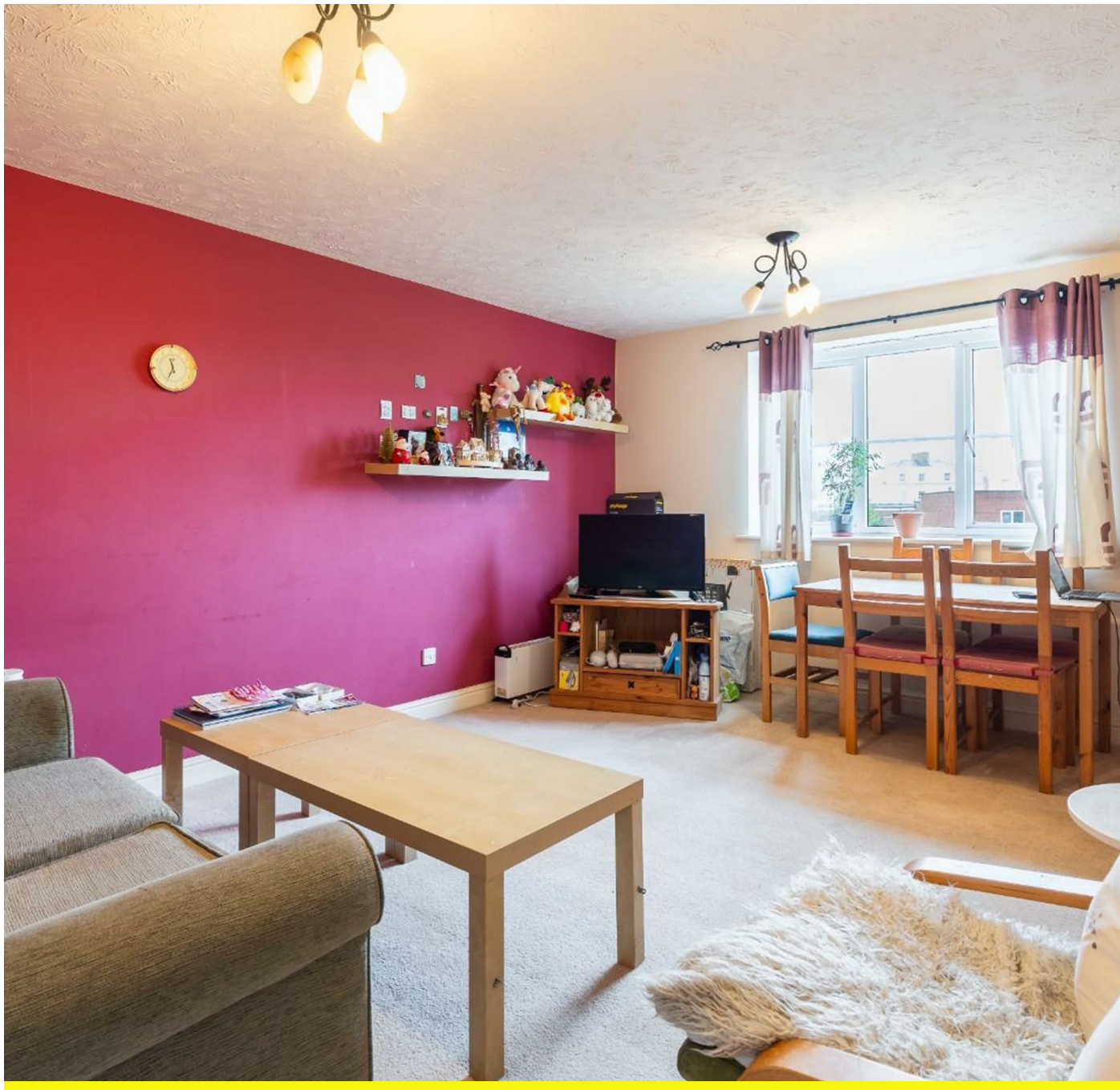
MAINTENANCE CHARGES

We are advised by the vendor that service and maintenance charges currently stand at around £114.72p per calendar month. There is a ground rent payable of £150 per annum. This information needs to be checked by the buyer's solicitors once the sale is progressing as we have not seen any evidence of this.

DIRECTIONS

Postcode for sat-nav - CV31 3BY.





Floorplan

Internal Living Area 546sq ft / 650.73m²

FIRST 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

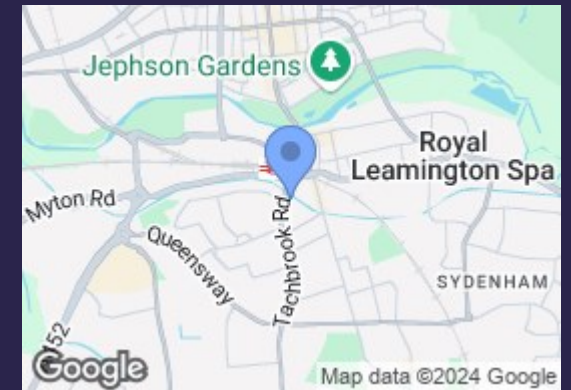
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, 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 B - 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		
England & Wales	81	83
	EU Directive 2002/91/EC	

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