



5 Russell Court Russell Terrace

Leamington Spa CV31 1EY

Guide Price £210,000

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This purpose built third floor apartment is offered for sale with the benefit of no onward chain and is situated within a highly convenient location, just a short walk south of central Leamington Spa. Having double glazed windows and electric heating, one of the most significant features of the flat is its three bedroomed accommodation, making it ideal as a potential residential investment or for those seeking accommodation with the versatility to work from home. The flat also benefits from its own useful basement store providing space for bikes and general storage.

LOCATION

Russell Terrace lies a short distance south of central Leamington Spa running parallel with Leam Terrace and being within easy walking distance of all facilities in the centre of the town, including Leamington's wide range of shops and independent retailers, bars, restaurants, popular parks and artisan coffee shops. Leamington Spa railway station is also within walking distance providing regular commuter rail links to numerous destinations, there also being various good road links out of the town including those to neighbouring towns and centres, along with links to the Midland motorway network.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

From which stairs ascend to:-

THIRD/TOP FLOOR LEVEL

Where a private entrance door gives access to the flat itself and:-

THROUGH ENTRANCE HALLWAY

With built-in cloaks cupboard, entry telephone and doors radiating to:-

LOUNGE

4.67m x 3.05m (15'4" x 10'0")

With double glazed window, wood flooring and electric radiator.

KITCHEN

3.07m x 2.18m (10'1" x 7'2")

With a range of white units comprising stainless steel sink unit and mixer tap, roll edged worktops with tiled splashbacks, several base cupboards, drawers and wall cabinets, inset electric hob with fitted electric oven below and filter hood over, double glazed window and through access to:-

BREAKFAST ROOM

3.15m x 2.24m (10'4" x 7'4")

With wood effect flooring, double glazed window and electric radiator.

BEDROOM ONE

3.63m max x 3.12m (11'11" max x 10'3")

With cupboard housing the Megaflo hot water cylinder, electric radiator, double glazed window and wood flooring.

BEDROOM TWO

3.63m x 3.05m (11'11" x 10'0")

With wood flooring, double glazed window, electric radiator and built-in double wardrobe.

BEDROOM THREE

4.22m x 2.11m (13'10" x 6'11")

With wood flooring, double glazed window and electric radiator.

SHOWER ROOM

With fully tiled walls and white fittings comprising inset wash hand basin with integrated cupboard below, low level WC, walk-in shower enclosure with fitted shower unit, obscure double glazed window and chrome towel warmer.

OUTSIDE

BASEMENT STORE ROOM

On the lower ground floor at the rear of the building there is a useful basement store room which is shown as Number 2 store on the lease plan. This provides useful general storage including room for bikes etc.

COMMUNAL GARDEN

Immediately to the rear of the building there is a well proportioned communal garden for the use of the residents which has a northerly facing aspect towards Gordon Street.

TENURE

The property is of leasehold tenure for

Features

Purpose Built Third Floor Flat

Convenient Location Close to Town Centre

Lounge

Kitchen and Breakfast Room

Three Bedrooms

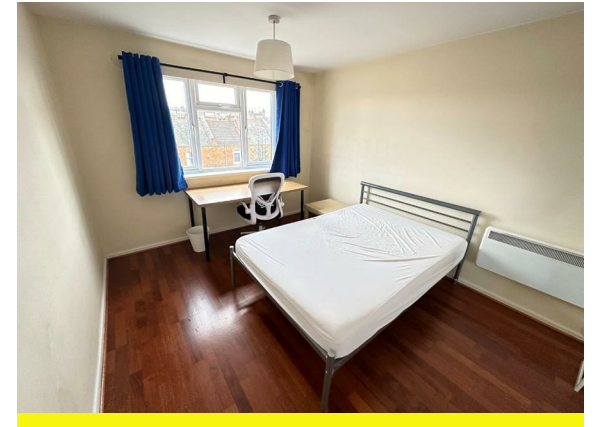
Shower Room

Useful Basement Store

Communal Rear Garden

No Chain





Floorplan

Internal Living Area 899sq ft / 83.48m2 (including store room)



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

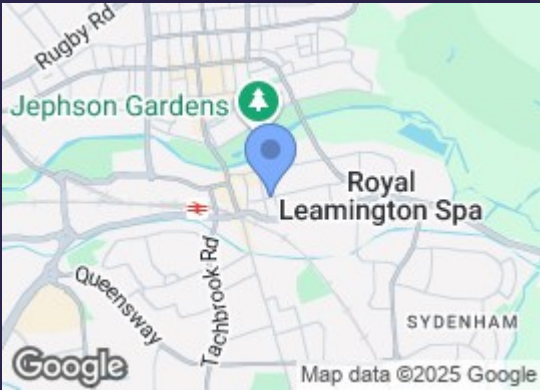
Services

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 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	47	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	