



**Flat 3, The Cridlands, 3-4**

Leamington Spa **CV32 6JE**

Guide Price £205,000

# Flat 3, The Cridlands, 3-4

A beautifully presented two double bedroom lower ground floor apartment to the rear of this Victorian Conversion situated in the sought-after location of North Leamington Spa and easy walking to the town centre with all amenities. The apartment has an open plan kitchen, lounge / dining room, two double bedrooms and a main bathroom. Due to its location within the development, it benefits from no road noise and one allocated parking space.

A great rental investment, first time buyer or lock up and leave. The current tenant is paying £1,100 per month.

Call us today for more information or to book in an internal viewing.

## LOCATION

Kenilworth Road is prestigiously situated a short distance north of central Leamington Spa and being within easy reach of Leamington's wide array of amenities including shops and independent retailers, restaurants, parks and artisan coffee shops. Additionally, there are excellent local road links available out of the town to neighbouring towns and centres, along with links to major road routes, whilst Leamington Spa railway station provides regular rail services to many destinations including London and Birmingham.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALLWAY

Leading to adjacent apartments, stairs descending to the lower

ground floor and door leading to:-

### FLAT 3

#### ENTRANCE HALLWAY

With gas central heating radiator and doors leading off to adjacent rooms.

#### LOUNGE/DINER

4.48m x 2.79m (14'8" x 9'1")  
Having a gas central heating radiator, double glazed window to the side elevation and space for lounge furniture. Access directly into the:-

#### KITCHEN

3.92m x 2.46m (12'10" x 8'0")  
Having double glazed window to the side elevation, worktop units, cupboards, built-in fridge freezer, four ring gas hob, oven unit, space for washing machine, sink unit and combination boiler.

#### BEDROOM ONE

5.19m x 2.51m (17'0" x 8'2")  
Having a double glazed window to the side elevation, gas central heating radiator and space for bedroom furniture.

#### BEDROOM TWO

4.53m x 2.87m (14'10" x 9'4")  
Having double glazed window to side elevation, gas central heating radiator and space for bedroom furniture.

#### BATHROOM

2.83m x 1.71m (9'3" x 5'7")  
In brief the bathroom comprises of a low level WC, sink unit, bath with shower above, heated towel rail, tiled flooring and tiled walls.

#### TENURE

The property is of leasehold tenure. The vendor has informed us that there are around 980 years remaining on the lease, the service charge is £125 a month

## Features

Victorian Conversion Set Over Four Floors

Allocated parking

Beautifully Presented Throughout

Sought After Location - North Leamington Spa

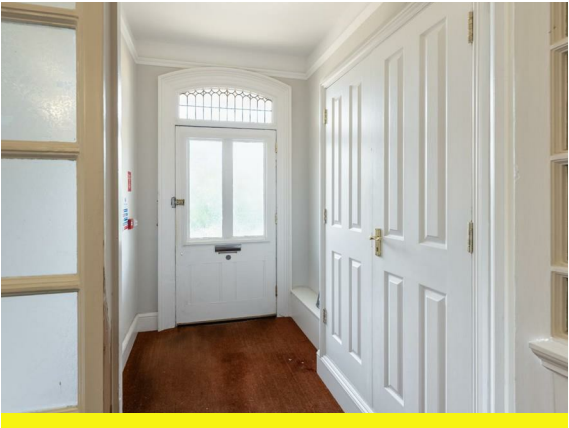
Two Double Bedrooms

No Onward Chain

EPC Rating C







# Floorplan

Internal Living Area 621sq ft / 57.70m2



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## General Information

Tenure  
Leasehold

Fixtures & Fittings

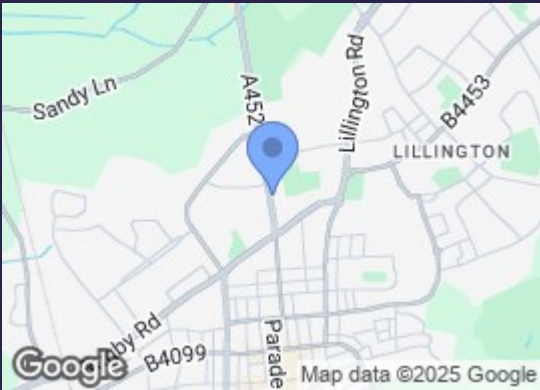
## Services

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	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	