



4. The Glass House Windsor Street

Leamington Spa **CV32 5EA**

Offers Over £320,000

4 The Glass House Windsor

TOWN CENTRE LOCATION WITH NO ONWARD CHAIN We are delighted to bring the open market a great opportunity to acquire this spacious second floor apartment with lift access located within the heart of Royal Leamington Spa town centre. This spacious apartment has two double bedrooms and is almost 1,200 square feet with an communal outside terrace space.

In brief the accommodation comprises a communal entrance hall with security entry system, communal lift, spacious private entrance hall providing office space, large living room, fitted kitchen, two double bedrooms, one with fitted wardrobes and one with a walk in wardrobe, en suite and a main family bathroom.

The property also includes a secure car parking facility and represents a quite exceptional opportunity. The agents consider internal inspection to be highly recommend.

The property is currently let with a gross annual income of £16,200. The current tenancy in on a periodic rolling contract.

LOCATION

The Glass House - Is a purpose built development of self contained apartments of varying sizes believed to have been originally constructed around the year 2000, in this popular and convenient town centre location close to all facilities and amenities including shops, schools and a variety of recreational facilities. Since its original construction the development has proved to be very popular.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Having a secure intercom system, lift and stairs to all floors and mail boxes.

ENTRANCE HALLWAY

A great sized entrance hallway which has a video intercom system, radiator, storage cupboard and doors to adjacent rooms.

LOUNGE/DINER

6.13m x 5.79m (20'1" x 18'11")

One of the main benefits of this apartment is the size of the Lounge/Diner. This room in brief has two radiators, two large double glazed windows to the front elevation and space for lounge furniture.

KITCHEN

4.48m x 2.33m (14'8" x 7'7")

In brief the kitchen has a built-in four ring electric hob, oven unit, dishwasher, fridge, freezer, worktop surfaces, cupboards and an electric radiator.

BEDROOM ONE

5.88m x 3.77m (19'3" x 12'4")

Having a double glazed window to the front elevation, radiator, walk-in wardrobe, space for bedroom furniture and door leading to the en suite.

EN SUITE

Briefly comprising of a low level

WC, sink unit, shower cubicle, heated towel rail and part tiled walls.

BEDROOM TWO

5.63m x 3.00m (18'5" x 9'10")

Having built-in wardrobes, double glazed window to the front elevation and space for bedroom furniture.

FAMILY BATHROOM

2.90m x 2.10m (9'6" x 6'10")

Briefly comprising of a low level WC, sink unit, bath with shower above, part tiled walls and heated towel rail.

OUTSIDE

COMMUNAL GARDEN

There is a communal garden for all residents to enjoy. The communal garden is directly outside the front door to the apartment.

PARKING

The property benefits from

Features

Almost 1,200 Square Feet

Superb Living Accommodation

Two Double Bedrooms & Two Bathrooms

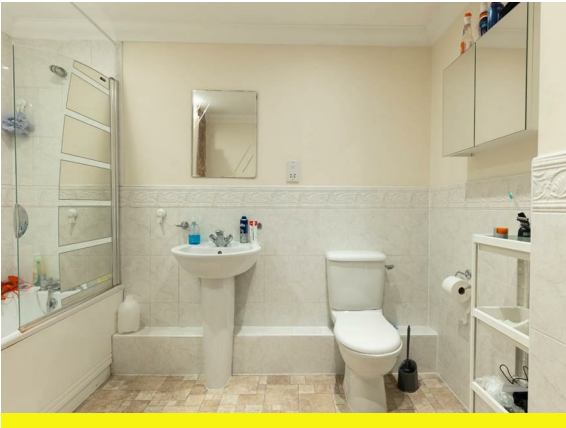
Private Parking Space

Shops, Cafes & Restaurants Nearby

No Onward Chain

Town Centre Location

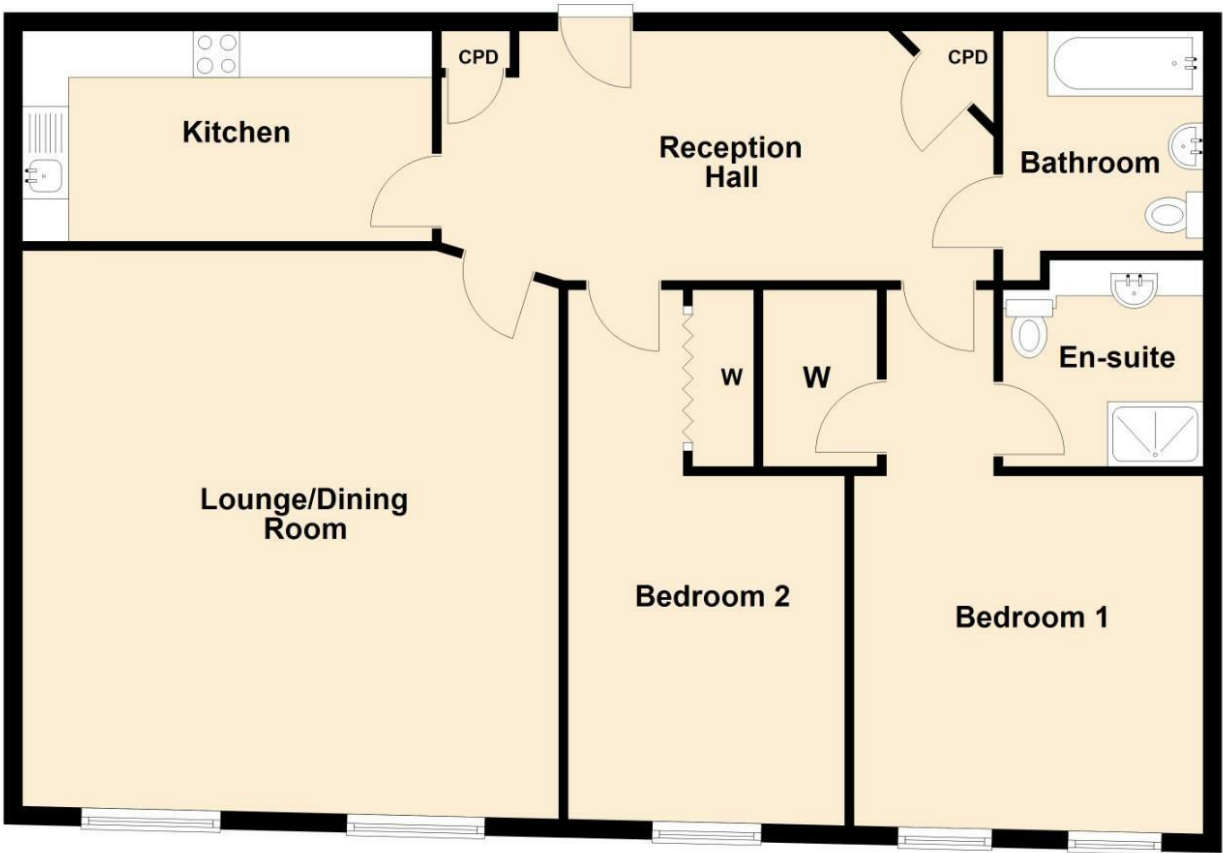




Floorplan

Ground Floor

Approx. 108.7 sq. metres (1170.5 sq. feet)



Total area: approx. 108.7 sq. metres (1170.5 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

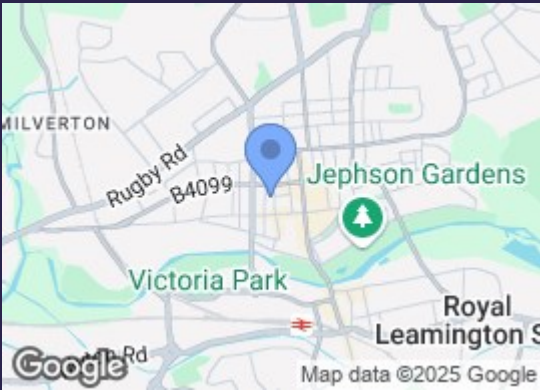
Specifically excluded unless mentioned in these sales particulars.

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 E - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

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