



Flat 4, 7 Bertie Terrace, Warwick

Leamington Spa **CV32 5BL**

Guide Price £180,000

Flat 4, 7 Bertie Terrace,

Forming part of an imposing Regency building situated within a sought after location close to town centre amenities, this top floor attic apartment offers a one bedroom accommodation and is offered for sale with the benefit of no onward chain. The property in brief comprises of an entrance with stairs leading to the entrance hallway, open plan living accommodation, bedroom and a family bathroom.

Also having amazing views across Leamington Spa and there is parking for one car at the rear.

Call us today to book in an internal viewing.

LOCATION

Bertie Terrace is a fine Regency Terrace set back from Warwick Place behind a service road and being within walking distance of the full range of town centre amenities including shops, parks and restaurants. In addition there are good local road links available to routes out of the town and Leamington railway station offers regular commuter links to London and Birmingham amongst other destinations.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

From which stairs ascend to the:-

TOP FLOOR

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

ENTRANCE

With stairs ascending to:-

UPPER LEVEL LANDING

With entry telephone, electric night storage heater and doors to:-

OPEN PLANNING LIVING

6.87m x 3.56m (22'6" x 11'8")

This apartment has the benefit of an open plan living accommodation. In brief the kitchen area comprises of work top surfaces, cupboards, built in dishwasher, extractor fan, two double glazed windows, having space for a cooker/oven and space for a washing machine. The lounge area has space for lounge furniture, a small dining table, double glazed windows, storage in the eaves and loft access.

BEDROOM

4.03m x 3.68m (13'2" x 12'0")
Having two double glazed windows, an electric heater, storage in the eaves and space for bedroom furniture.

BATHROOM

3.68m x 1.84m (12'0" x 6'0")
Having a low level W/C, sink unit, bath, part tiled walls, heated towel rail, tile flooring and a double glazed frosted window.

LEASE INFORMATION

We understand the property is of Leasehold tenure for a term of 125 years from 2015 meaning there are 115 years remaining.

SERVICE CHARGE

Service charge is payable of £124 per month along with a ground rent of £150 per annum. At the time of printing these particulars the agents have not

Features

Top Floor Flat

Excellent Location

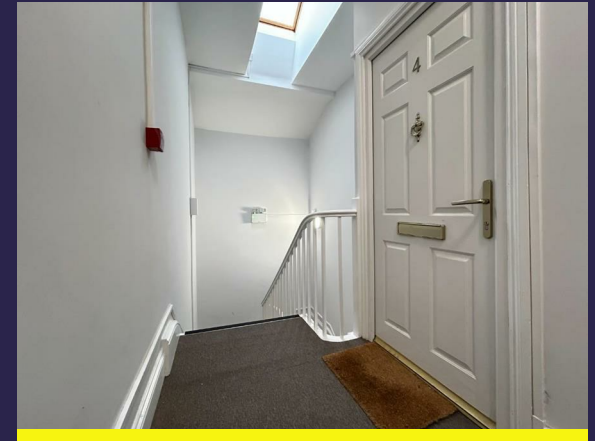
Open Planning Living
Accommodation

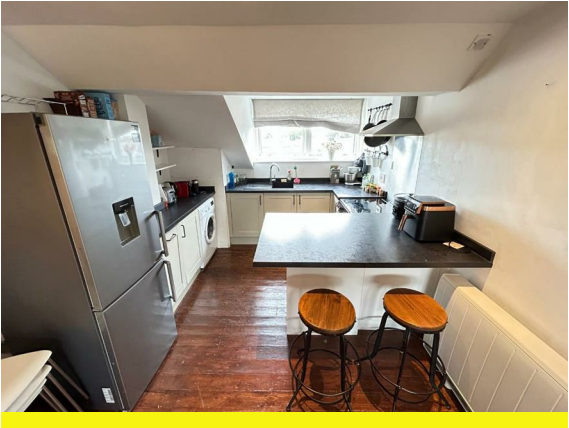
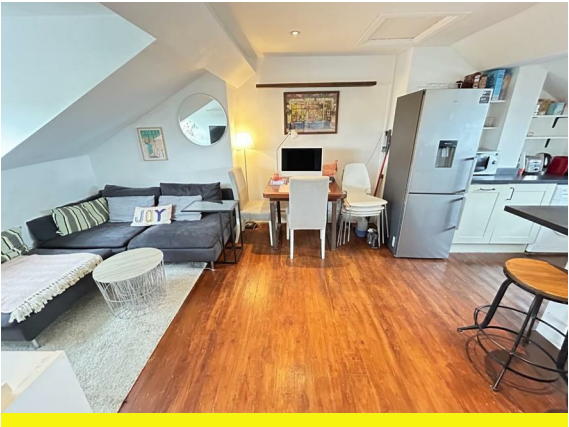
One Bedroom

Bathroom

No Chain

Close To Local Shops, Restaurants,
Bars and Cafes

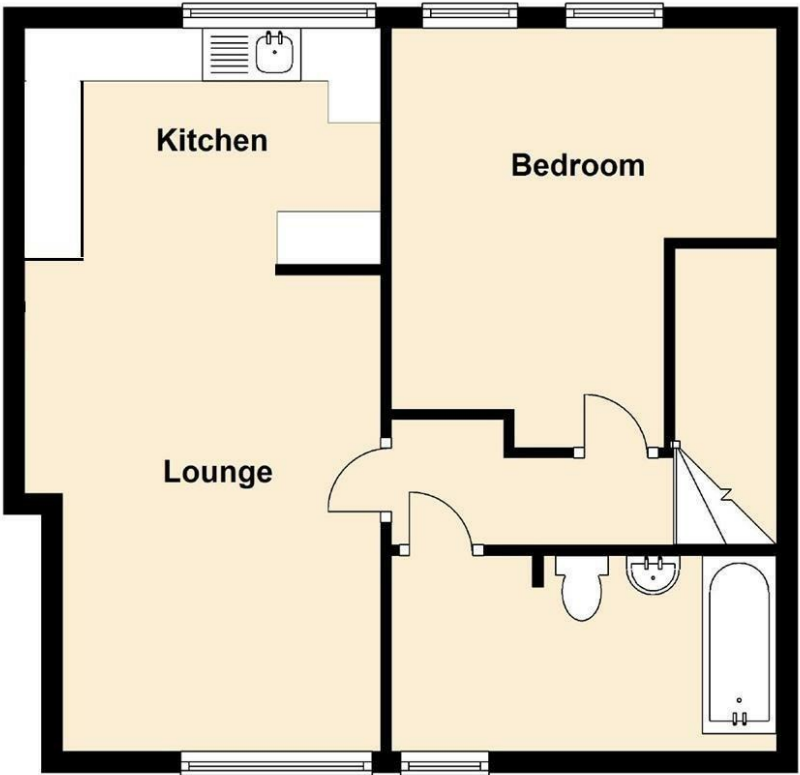




Floorplan

Third Floor attic

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 47.2 sq. metres (508.1 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

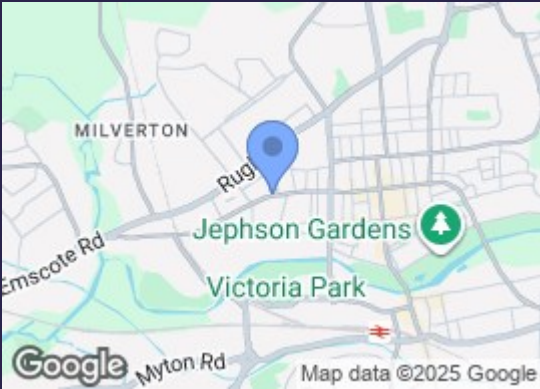
Services

We understand that mains electric, water 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



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		
EU Directive 2002/91/EC		