

CORNWALL PLACE, LEAMINGTON SPA CV32 6AJ



AN IMPRESSIVE ONE DOUBLE BEDROOM APARTMENT LOCATED IN NORTH LEAMINGTON SPA AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

- WALKING DISTANCE TO TOWN CENTRE
 - ALLOCATED PARKING
 - NO CHAIN
 - DOUBLE BEDROOM
 - LONG LEASE
 - MODERN BATHROOM
 - KITCHEN
 - SPACIOUS LIVING ROOM
 - DOUBLE GLAZED
- SECURE INTERCOM ENTRANCE SYSTEM

1 BEDROOMS

PRICE GUIDE £175,000

A spacious and immaculately presented first floor one bedroom apartment with allocated parking. The property has been updated throughout to include a new kitchen, new bathroom, new boiler, re-wired and re-decorated throughout. It is also offered to the market with NO ONWARD CHAIN.

Located in a desirable area of North Leamington Spa and within easy walking distance of the town centre, local shops and the popular Leamington Lawn Tennis and Squash club.

This flat is ideal for a first time purchaser but also any landlords on the look out for an investment property. The flat is ready to move into and in impressive condition. The key is such a long lease and a very competitive annual service charge for the location.

NO CHAIN!

Front

Located just off the Rugby Road, north of the parade, accessed via a private entrance leading to the communal front door for Cornwall House. It has a secure intercom system for entry and the flat is located on the first floor.

Entrance Hallway 12'7" x 3'4" (3.85 x 1.03)

Allowing access to all rooms, with light point to ceiling and electric heater. Built in storage cupboard.

Lounge 17'10" x 9'9" (5.45 x 2.99)

A large and spacious lounge/dining area, with double glazed windows to the front and side aspect, light point to ceiling and electric radiator.

Kitchen 9'10" x 6'2" (3.01 x 1.88)

Newly fitted with integrated oven and electric hob, overhead extractor, integrated fridge/freezer and space for washing machine. With spotlights to ceiling and double glazed window to the rear aspect.

Bedroom 11'5" x 10'11" (3.50 x 3.33)

A double bedroom with a double glazed window to the side of the property and large built in double wardrobe, as well as light point to ceiling and electric radiator.

Bathroom 6'10" x 5'11" (2.09 x 1.81)

Modern/New bathroom that has a low level WC and vanity sink unit. A walk in shower, spotlights to ceiling and a heated electric towel rail.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is

Tenure

The property has a very long lease 999 years from 2001 and low annual service charge currently £669.

Viewings

Strictly by appointment through Hawkesford on 01926 438123









Floor Plan

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

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	79	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk