

TACHBROOK STREET, LEAMINGTON SPA CV31 3BF



A SECOND FLOOR APARTMENT CLOSE TO LEAMINGTON TOWN CENTRE AND TRAIN STATION.

- No Chain
- Second Floor
- Open Plan Lounge/Dining
 - Bedroom
 - Kitchen
 - Bathroom
- Large Loft Space
- Allocated Parking
- Close to town centre and train station

1 BEDROOMS

£130,000

This purpose built one bedroom top floor apartment is very handily placed for access to the town centre and railway station with an array of local amenities close by.

The property offers a great opportunity for a first time buyer to get on the property ladder or as a buy to let investment.

The accommodation briefly comprises - Recently decorated throughout with fitted bathroom and shower, entrance hall, living room and fitted kitchen.

Outside there is an allocated parking space to the rear with additional visitors parking.

****NO CHAIN****

Front

Accessed through a secure communal door with intercom system. There are communal front gardens.

Entrance Hallway

Allowing access to all rooms. Loft access, which is a large space. Light point and electric radiator.

Lounge 15'1" x 9'9" (4.61 x 2.99)

Open plan lounge and dining area. With double glazed window to the front, light point and electric radiator.

Kitchen 9'10" x 6'2" (3.00 x 1.9)

With a double glazed window to the rear aspect, light point.

Bedroom 11'10" x 7'9" (3.62 x 2.37)

With a double glazed window to the front, electric radiator and light point.

Bathroom

With bath and shower, WC, sink and light point.

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 B.

Tenure

Years on lease 125years from 1996

Ground rent: £178pa

Service charge: £1300pa

Service charge review: tbc

Viewings

Strictly by appointment through Hawkesford on 01926 438123







