

TAVISTOCK STREET, LEAMINGTON SPA CV32 5PJ



A TWO BEDROOM TOWN CENTRE APARTMENT BEING SOLD WITH NO ONWARD CHAIN.

- NO CHAIN
- 50% SHARED OWNERSHIP - 100% OPTION AVAILABLE
- TOWN CENTRE
- WELL-MAINTAINED COMMUNAL AREAS WITH LIFT ACCESS
- SECURE PRIVATE ACCESS AREAS WITH INTERCOM AND LOBBY.
 - 2ND FLOOR
 - TWO BEDROOMS
 - BATHROOM
 - OPEN PLAN LIVING AREA
- GOOD CONDITION - READY TO MOVE INTO

2 BEDROOMS

PRICE GUIDE £100,000

A superbly located two bedroom town centre apartment. Two double bedroom apartment available for sale with NO ONWARD CHAIN. The apartment is presented well throughout & benefitting from an open plan living area and well thought out accommodation. The apartment also benefits from triple glazed windows in the bedrooms and has gas connected to the building. There is a small amount of parking available on a first come first serve basis, permits are easily available for surrounding areas. (£64 per year, 6pm-9am)

Ideally located in the heart of Leamington Spa this modern apartment offers spacious accommodation throughout. Beginning with the well-maintained communal entrance hallway, open plan kitchen living dining room, two bedrooms and a bathroom. The property is available for sale with NO ONWARD CHAIN and ideally located with easy access to the town centre, bars and restaurants.

The apartment is being advertised for 50% of it's shared ownership, for anyone interested in purchasing the whole amount, please contact the office.

Approach

The property has a well maintained communal entrance that is secure, with an intercom system. There is an initial lobby area that has space for seating and a lift for access to all floors. The flat is located on the second floor.

Entrance Hallway

The entrance hallways provides access to all of the apartment rooms, with a light point, radiator and storage space.

Open Plan Living Area

Excellent social living area that incorporates the kitchen and living area, with a double glazed window to the side aspect, radiator and light point.

Bedroom One

With a triple glazed window to the front aspect, light point to ceiling and radiator.

Bedroom Two

With a triple glazed window to the front aspect, light point to ceiling and radiator.

Bathroom

Communal Areas

The complex benefits from a lovely communal outside seating area, that is decked and has seating, which is a bit of a sun trap and very private, only accessible from the building. There is also a well kept lobby when you enter the establishment.

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, gas 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

The property is leasehold. Length of lease. 108 years.

Service charge.174.87 per month.

No ground rent.

Rent on 50% is £345.16 pcm.

The other 50% share can be purchased after completing, from Southern Housing.

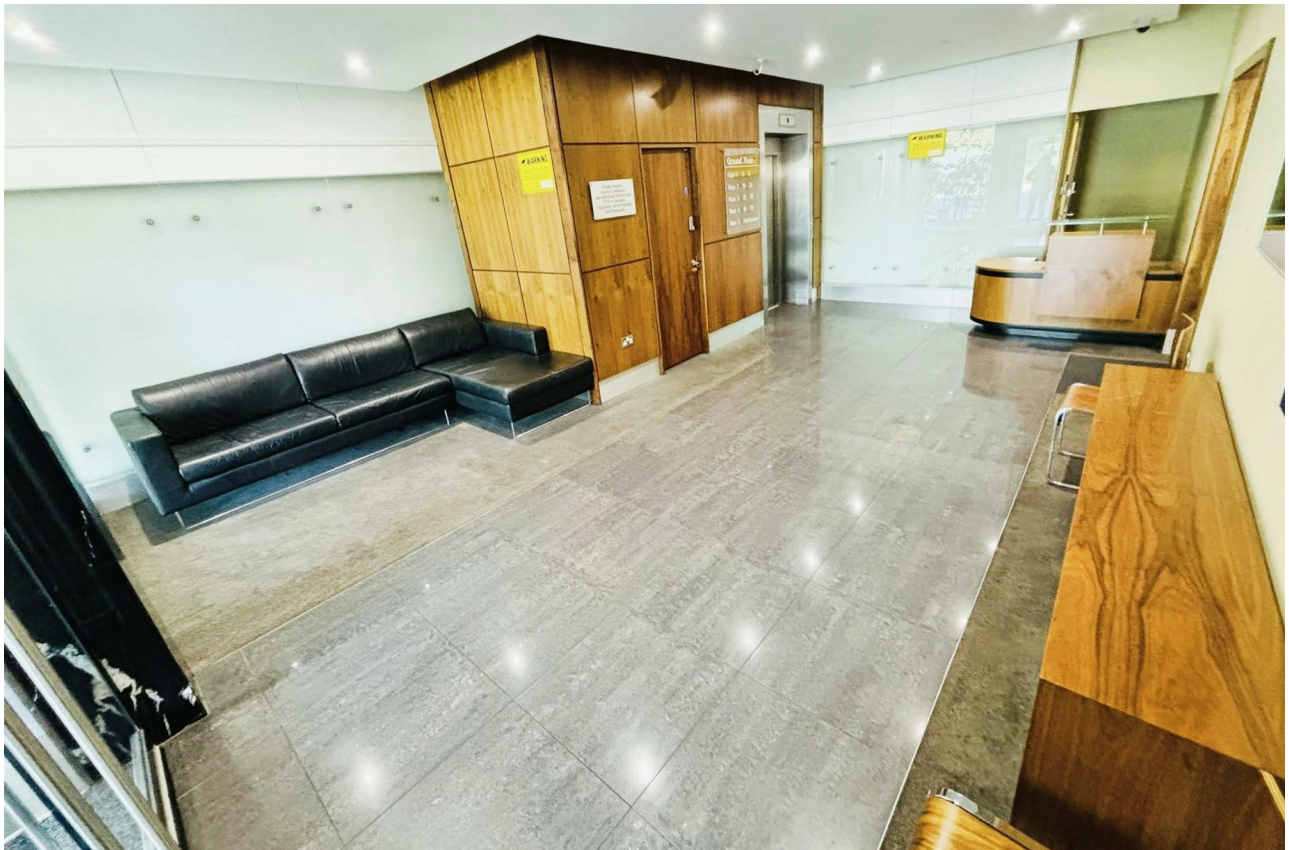
Viewings

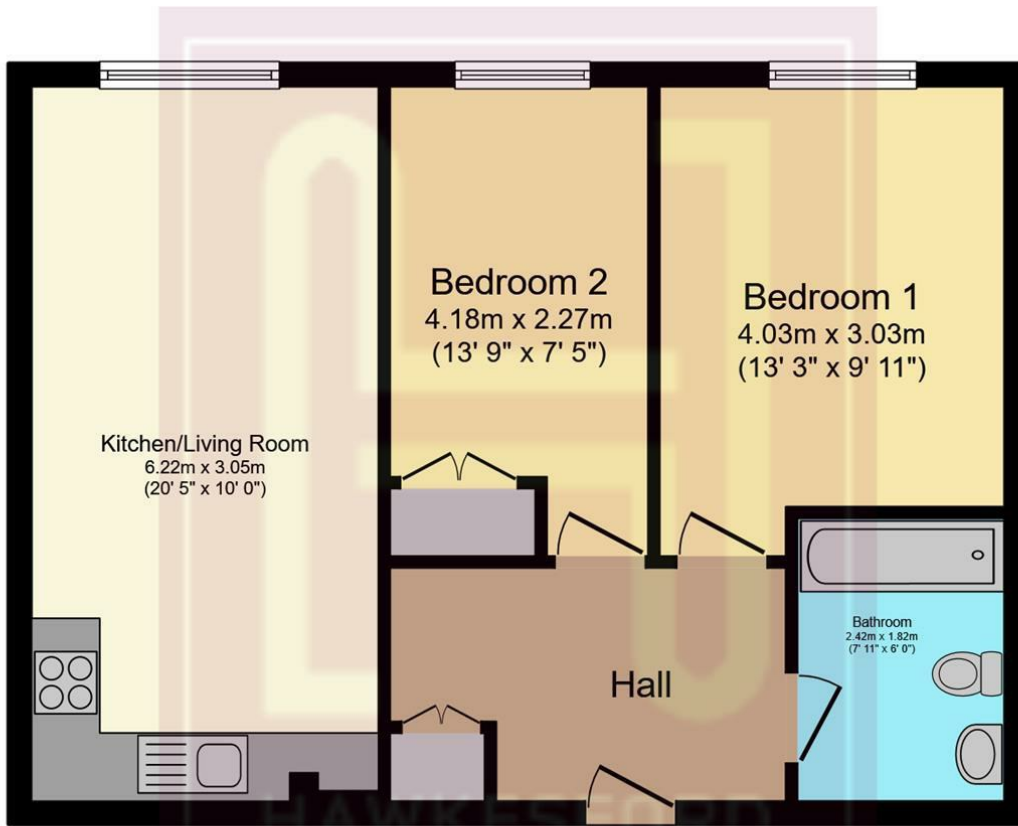
Strictly by appointment through Hawkesford on 01926 438123











Floor Plan
Floor area 53.7 sq.m. (578 sq.ft.)

TOTAL: 53.7 sq.m. (578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| 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 | | 80 | 80 |
| | EU Directive 2002/91/EC | | |

| 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 | | |

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