

CECIL COURT, LEAMINGTON SPA CV31 1BH



A TWO BEDROOM APARTMENT IN A POPULAR TOWN CENTRE LOCATION.

- NO CHAIN
- BALCONY
- GARAGE
- TWO DOUBLE BEDROOMS
 - BATHROOM
 - KITCHEN
 - LIVING ROOM
- CLOSE TO TOWN CENTRE AND TRAIN STATION

2 BEDROOMS

PRICE GUIDE £220,000

Hawkesford are delighted to offer this first floor apartment, situated in this desirable part of Leamington Spa, within walking distance of the Jephson Gardens, The Parade and Train Station.

The property is ideal for a first purchase or investment and we are selling with no onward chain!!

Entrance Hall

Security entry phone, corner shelf, coat hooks and storage cupboard containing fuse boards

Bedroom One 11'11" x 12'0" (3.65 x 3.68)

With window to the front elevation. Night storage heater and built-in double wardrobe with blanket store over

Bedroom Two 9'1" x 12'0" (2.78 x 3.68)

With window to the front elevation. Night storage heater. Double wardrobe with blanket store

Living room 12'4" x 18'11" (3.78 x 5.78)

With dual aspect sliding patio doors leading to the balcony and window to the rear elevation. Night storage heater

Balcony

To the front elevation

Kitchen 10'4" x 7'10" (3.15m x 2.40)

With window to the rear elevation. Free standing washing machine, built-in oven with hob and extractor fan over, freestanding fridge and freezer. Obscure internal window to the hallway

Bathroom

With obscure glazed window to the rear elevation. Fitted with a white suite to comprise; bath with shower over, pedestal wash hand basin, low level wc. Cupboard with immersion heater and slatted shelf.

Garage

Single garage with up and over door.

TAX BAND

Council Tax Band "C" from Warwick District Council

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.

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.

Tenure

We are informed that it is a long lease with approx 980 years left, a service charge of approx £83pcm and peppercorn ground rent. You will need to verify this with a solicitor.

Viewings

Strictly by appointment through Hawkesford on 01926 438123









