

## PADMORE COURT, LEAMINGTON SPA CV31 1QP



### **A TWO BEDROOM FIRST FLOOR APARTMENT WITH NO ONWARD CHAIN.**

- NO CHAIN
- SHORT WALK TO TOWN CENTRE AND TRAIN STATION
- TWO BEDROOMS
- LIVING ROOM
  - KITCHEN
  - BATHROOM
- WALKING DISTANCE TO ASDA SUPERMARKET AND LOCAL AMENITIES
- CLOSE TO DOCTORS, SCHOOLS AND LOCAL SHOPS.
  - GARAGE
- PARKING IS ON STREET

**2 BEDROOMS**

**£134,950**

**\*\*We have received an offer of £130,000 pounds. Any increased offers are to be received within 5 days of the publication at the above agents.\*\***

A two bedroom first floor apartment within close distance of Leamington town center, being sold with no onward chain. The property comes with a garage.

The lease has 82 years left.

### **Front**

The first floor apartment is accessed via a communal but secure entrance - with an intercom system in place.

### **Entrance Hallway 16'0" x 4'7" (4.9 x 1.4)**

Having two built in storage cupboards, access to the bedrooms, bathroom and living room, there is loft access, a light point and storage heater.

### **Living Room 18'4" x 10'9" (5.6 x 3.3)**

With double glazed windows to the side aspect, two light points and a storage heater and access through to the kitchen.

### **Kitchen 10'9" x 6'2" (3.3 x 1.9)**

With a double glazed window to the front aspect, light point, pantry area, built in oven/grill and electric hobs. Space for a fridge freezer, space for white goods and kitchen work top with white front storage compartments.

### **Bedroom One 12'1" x 9'2" (3.7 x 2.8)**

Having a double glazed window to the rear aspect, light point and a storage heater.

### **Bedroom Two 12'1" x 9'2" (3.7 x 2.8)**

Having a double glazed window to the rear aspect and a light point.

### **Bathroom 8'6" x 7'10" (2.6 x 2.4)**

With a double glazed window to the front aspect, WC, bath with shower attachment, sink and built in storage.

### **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**

We are informed that there is 82 years left on the lease and we await further information on the management company in order to find out the service charge.

**Viewings**

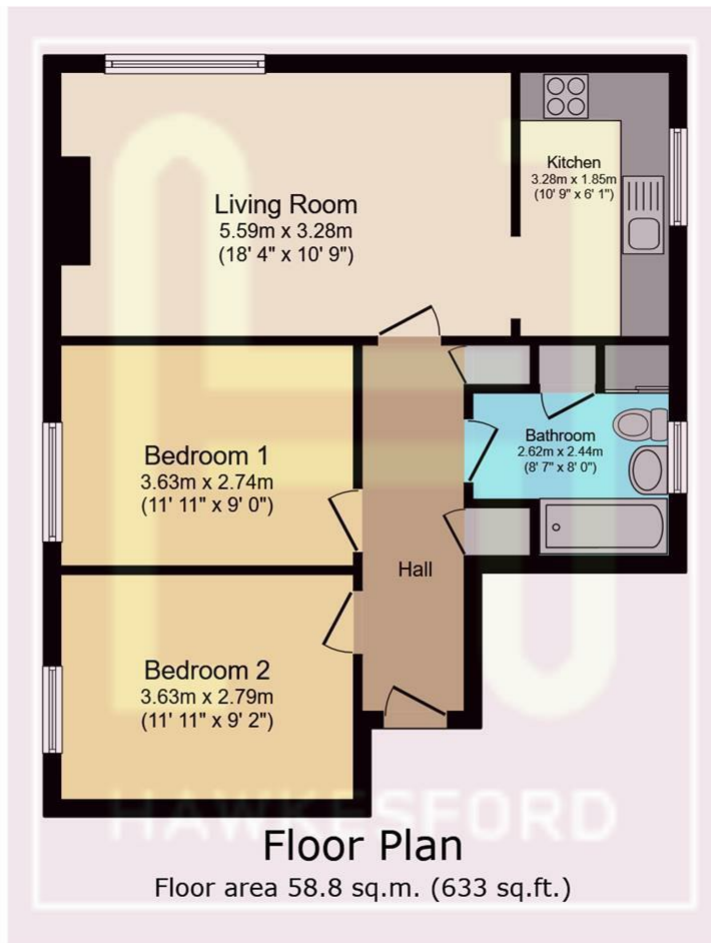
Strictly by appointment through Hawkesford on 01926 438123





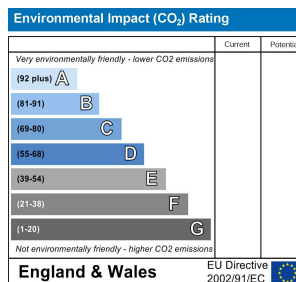
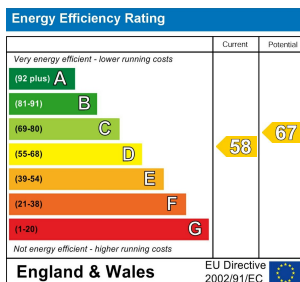






TOTAL: 58.8 sq.m. (633 sq.ft.)

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



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