

## KENILWORTH ROAD, LEAMINGTON SPA CV32 6JL



**A FANTASTIC OPPORTUNITY TO PURCHASE A TWO DOUBLE BEDROOM APARTMENT WITHIN WALKING DISTANCE OF LEAMINGTON SPA TOWN CENTRE.**

- EXTENDED LEASE
  - NO CHAIN
- CLOSE TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
  - BALCONY
- COMMUNAL OFF STREET PARKING
  - GARAGE
- NORTH LEAMINGTON
  - FIRST FLOOR (TOP)
- BEAUTIFUL COMMUNAL GARDENS

**2 BEDROOMS**

**OFFERS IN EXCESS OF £185,000**

Hawkesford are pleased to offer this light and spacious, two double bedroom first floor apartment. Within easy walking distance of Leamington Spa Town centre and the added benefit of easy access to motorway points.

This is an extremely spacious apartment, that needs to be viewed to be appreciated and has the added bonus of an extended lease, balcony and garage!!

The apartment is being sold with no onward chain and has recently had it's lease extended. Occupying a lovely spot in North Leamington, the property also benefits from off road parking, a garage and lovely communal garden areas.

The ideal first purchase!

### **Entrance Hall**

With doors to all rooms and two storage cupboards.

### **Open Plan Lounge/Diner 10'7" x 16'6" (3.24 x 5.03)**

Window to the front elevation, door to kitchen and door to balcony. Electric fire to wall.

### **Kitchen 10'6" x 7'10" (3.22 x 2.39)**

Wall and floor units, integrated gas hob and electric oven, freestanding washing machine, fridge/freezer. Window to the front elevation.

### **Bedroom Two 8'6" x 11'10" (2.61 x 3.62)**

Window to the front elevation. door to the balcony. Storage cupboard with shelf and hanging rail.

### **Bathroom**

Window, obscure glazed to the side elevation. Storage cupboard, housing boiler, white suite comprising: low level wc, bath with shower over and pedestal wash hand basin.

### **Bedroom One 10'5" x 13'0" (3.18 x 3.97)**

Window to the rear elevation. Double built in wardrobe, with shelf and hanging rail.

### **Garage**

On block Garage to rear of property.

### **Tax Band**

Council Tax Band "B" 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.

### **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, alternatively you can contact Jason Francis on 07973897543 direct.

**Fixtures and Fittings**

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

**GENERAL INFORMATION****Services**

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.

**Viewings**

Strictly by appointment through the Agents on (01926) 430553

**Tenure**

The property recently had it's lease extended by the owners and we are informed now has 136 years left remaining.

Service charge £137pcm

Ground Rent £15 per year.







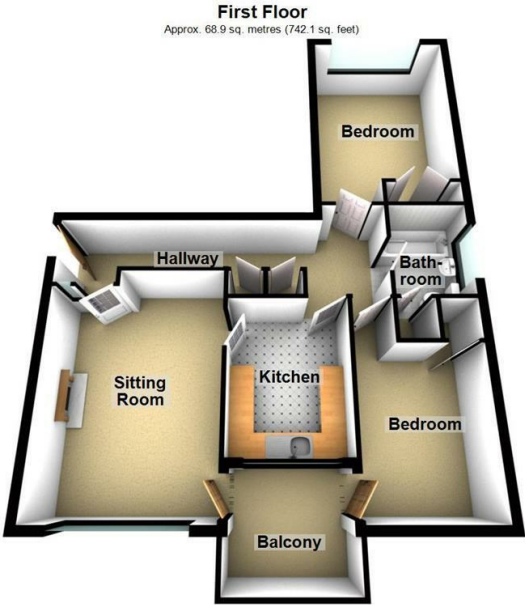












Total area: approx. 68.9 sq. metres (742.1 sq. feet)

