

FOR SALE



Oxford House, Oxford Street, Leamington Spa

2 Bedroom, 2 Bathroom, Ground Floor Flat


£290,000


MARTIN&CO



- Ground floor apartment
- Two double bedrooms
- Primary bedroom with en-suite
- Open plan kitchen living room
- Underfloor gas central heating
- Immaculately presented
- Town centre location

A modern, bright and spacious ground floor apartment, located in the heart of Leamington town centre, perfectly situated for amenities with the station just a short walk away. The property is immaculately presented and benefits from spacious open plan kitchen living area, two double bedrooms, en-suite primary bedroom and balcony area. With 118+ years remaining on the lease this apartment would make an excellent investment or first purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



COMMUNAL ENTRANCE Entering at the side of the building through the secure communal entrance with intercom, the property is located on the left-hand side on the ground floor.

KITCHEN/DINING/LIVING ROOM 17' 0" x 15' 11" (5.18m x 4.85m) With a range of wall and base mounted units, integrated appliances including a dishwasher, washer/dryer, fridge and freezer, built in electric oven, built in combination microwave, four ring induction hob and extraction above, stainless steel sink, cupboard housing Vaillant central heating boiler, spot lights, double glazed window to the front, door leading onto the balcony area and wall mounted telephone entry system.

INNER HALL 11' 8" x 2' 11" (3.56m x 0.89m) With door leading to bedrooms and bathroom, wall mounted electric fuse box, thermostat and spots lights.

PRIMARY BEDROOM 10' 4" x 8' 8" (3.15m x 2.64m) With two double glazed windows to the rear, built in wardrobes, wall mounted thermostat, spots and door to en-suite.



EN SUITE 5' 7" x 5' 5" (1.7m x 1.65m) Tiling to the walls and floor with heated towel rail, wash hand basin, low level WC, shower cubicle with mixer shower and rain fall attachment, mirrored vanity unit, extractor fan and spots.

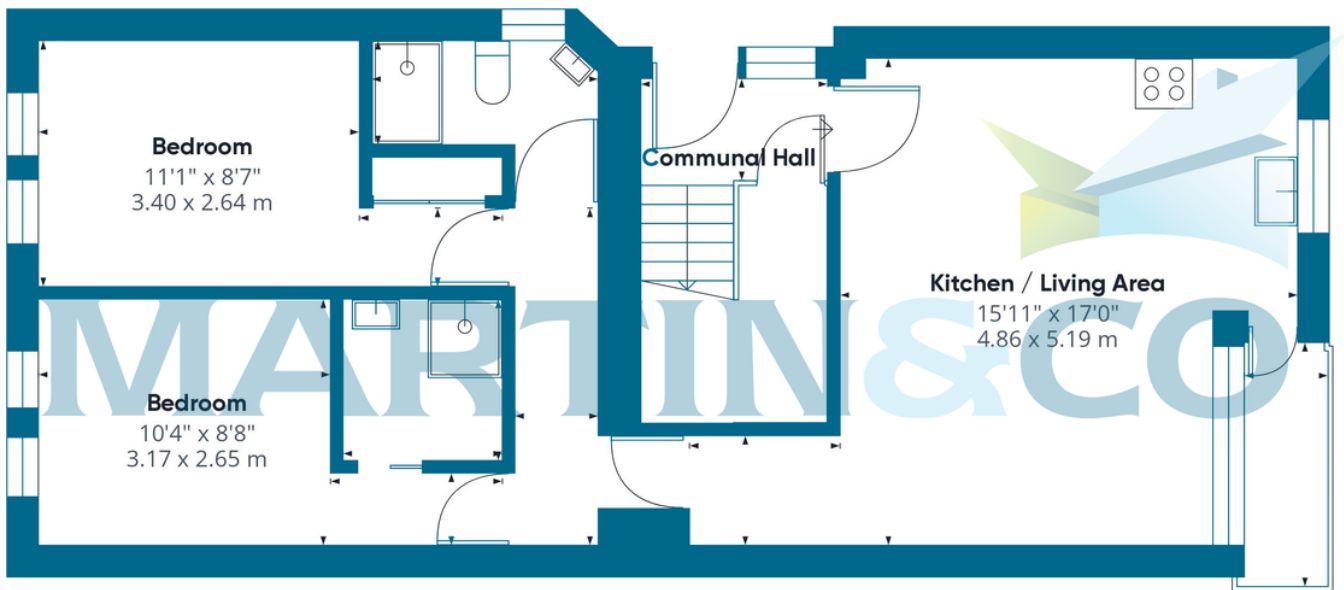
BEDROOM TWO 11' 1" x 8' 7" (3.38m x 2.62m) With two double glazed windows to the rear, wall mounted thermostat, spots and built in wardrobes.

BATHROOM 7' 11" x 3' 10" (2.41m x 1.17m) With double glazed window to the side, shower cubicle with mixer shower and rain fall attachment, tiling to the walls and floor with heated towel rail, wash hand basin, low level WC, extractor fan and spots.

TENURE The property is leasehold with approximately 118 years remaining with an annual ground rent of £250.00. The service charge is approximately £730.00 per annum, this information should be checked and verified by your legal representative.

Council Tax Band - B





Approximate total area⁽¹⁾

691.21 ft²

64.22 m²

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

