

FOR SALE

NEW BUILD

**2 Bedroom
First Floor
Apartment**

**Rugby Road /
Guys Cliffe Avenue
Leamington Spa**

01926 889 054

leamingtonspa@martinco.com



**Rugby Road, Leamington Spa
£322,500**

MARTIN&CO

Rugby Road, Leamington Spa

£322,500

- Two bedroom apartment
- Open plan kitchen living room
- South facing balcony
- Shower room featuring Porcelanosa tiles
- Electric heating with modern radiators
- Close to town and station
- Allocated parking
- EV charging points
- Bike Racks
- Ideal first time buy or investment

First floor new build apartment, situated on the corner of Rugby Road and Guy's Cliffe Avenue which is within a mile of Leamington Spa station and even closer to the town centre. The modern exterior is combined with contemporary internal comfort including spacious open plan living with direct access to a south facing balcony. The property has allocated parking and would be perfect for first time buyers or investors.



OPEN PLAN KITCHEN LIVING DINING With direct access to the south facing balcony through French doors. Modern kitchen with white Levanto marble worktop, featuring an integrated fridge / freezer, integrated slim line dishwasher, single oven and induction hob with cooker hood above and space has been allocated for a washer / dryer. Electric heating with modern radiators, downlighters and grey limed oak Karndean flooring to hallway, kitchen and living space.

BEDROOM Carpeted with pendant light and USB charging socket.

BEDROOM TWO Carpeted with pendant light and USB charging socket.

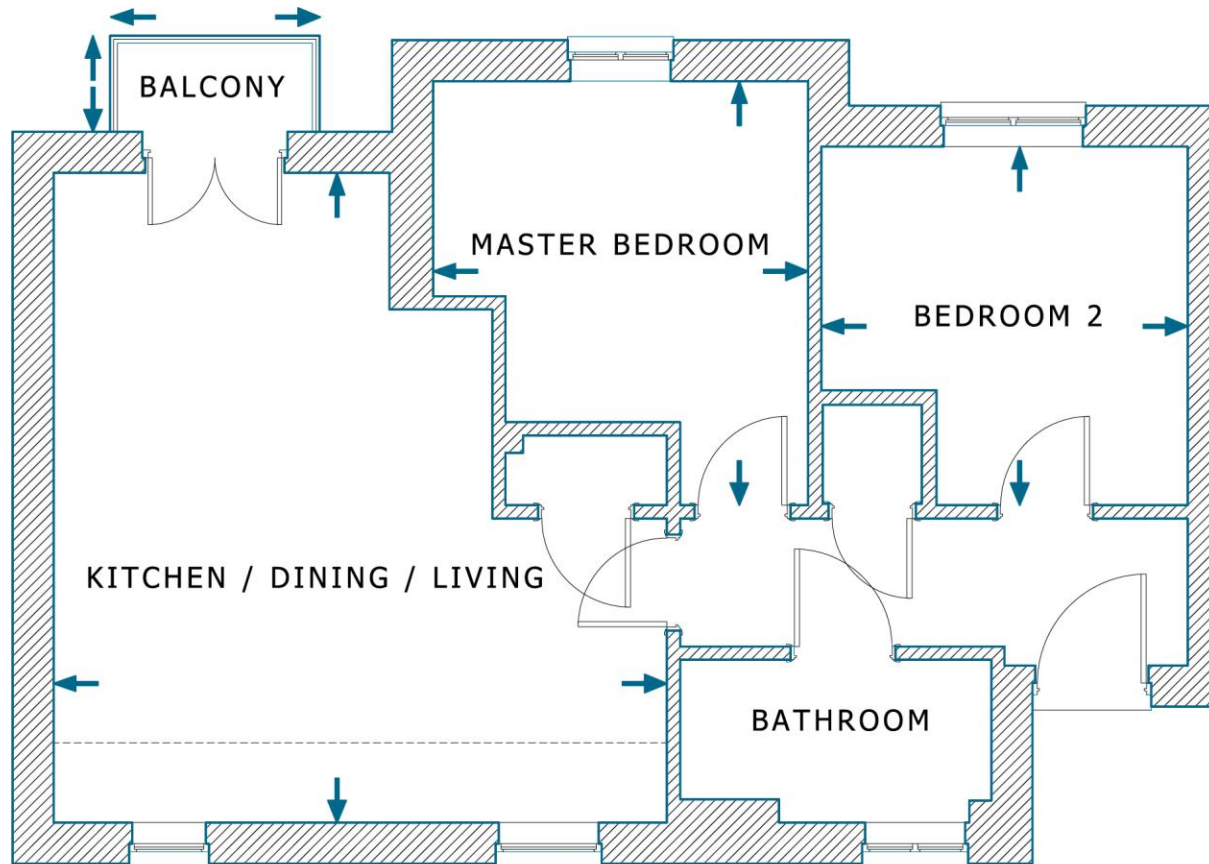
SHOWER ROOM White sanitaryware including shower enclosure, basin and W.C, chrome fixtures and fittings throughout, Porcelanosa wall tiles, thermostatic shower with chrome riser rail, chrome electric heated towel rail, shaver socket, downlighters and grey limed oak Karndean flooring.

OUTSIDE Allocated parking, EV charging points and bike racks.

OTHER FIXTURES White switches and sockets throughout with carbon, heat and smoke alarms installed.

TENURE Leasehold 125 year lease.





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|---------------------------|-------------|------------------|
| Kitchen / Dining / Living | 5271 x 5585 | 17'-3" x 18'-3" |
| Master Bedroom | 3222 x 3644 | 10'-7" x 11'-11" |
| Bedroom 2 | 3149 x 3082 | 10'-4" x 10'-1" |
| Balcony | 1800 x 825 | 5'-11 x 2'-8" |

Martin & Co Leamington Spa

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