

FOR SALE



Beaumont Court, Aylesford Street, Leamington Spa

2 Bedrooms, 1 Bathroom, Ground Floor Flat

£150,000

MARTIN&CO



- Two bedrooms
- Ground floor apartment
- Well presented
- Gas central heating
- Substantial off road parking
- Convenient for town centre & station
- Ideal first buy or investment

This well presented two bedroom apartment is located conveniently for Leamington Spa town centre and station. Situated on the ground floor with gas central heating, substantial storage areas and ample off road parking this would be an ideal first time buy or investment property and is available with no onward chain.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(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	



THE APPROACH The property is accessed from the rear of the building with its own private entrance door.

ENTRANCE HALL With double glazed entrance door, cupboard with space for tumble dryer, further spacious double width cupboard housing electric fuse box, wood effect laminate flooring, central heating radiator, Drayton central heating thermostat, doors leading into the living room kitchen, bedrooms and bathroom.

KITCHEN 10' 2" x 5' 10" (3.1m x 1.8m) With a range of range of wall and base mounted units and work surface over incorporating a stainless steel sink and drainer, tiled splash back, four ring gas hob, built under electric oven, extractor fan above, space for washing machine, space for fridge freezer, wall mounted Worcester 24 l central heating boiler, collapsible breakfast bar, single glazed window to the front and wood effect laminate flooring.

LIVING ROOM 11' 1" x 10' 2" (3.4m x 3.1m) Single glazed window to the front, central heating radiator, wood effect laminate flooring and television aerial point.

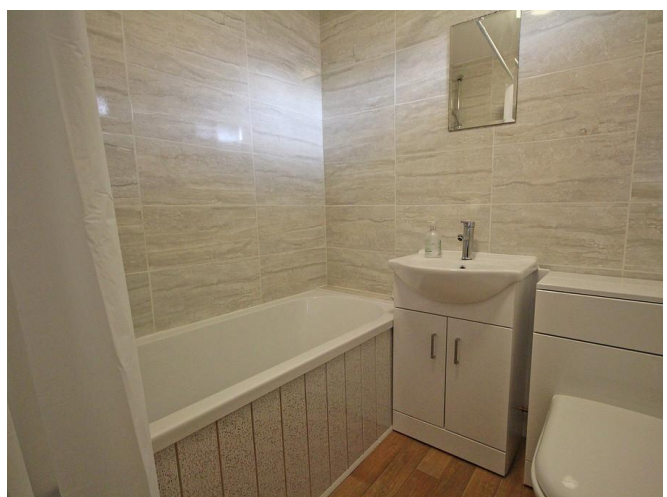
BEDROOM ONE 9' 6" x 7' 10" (2.9m x 2.4m) Single glazed window to the front, wood effect laminate flooring and central heating radiator.

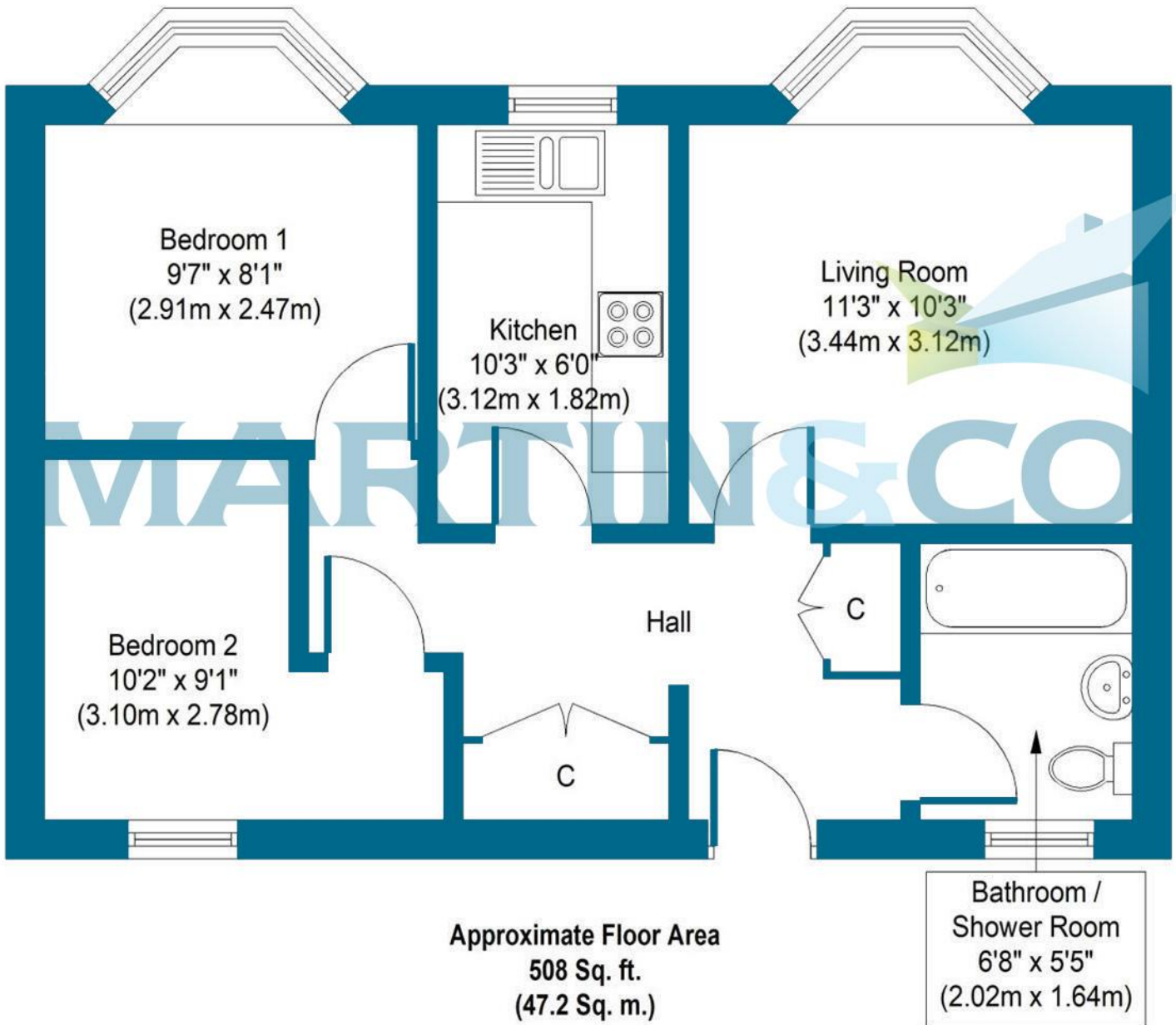
BEDROOM TWO 9' 0" x 7' 10" (2.75m x 2.39m max into door alcove) Single glazed window to the rear, telephone point, wood effect laminate flooring and central heating radiator.

BATHROOM With single glazed window to the rear, a suite comprising of a panelled bath with mixer tap and wall mounted shower controls, low level WC, wash hand basin with built under vanity unit, tiling to the walls, extractor fan and central heating radiator.

TENURE Our client informs us that the property is leasehold with a 125 year lease from 29th February 1988 with Warwick District Council. We have been informed that the current service charge is approximately £28 per month including ground rent, buildings insurance and communal maintenance, this information should be checked and verified by your legal representative.

OUTSIDE Substantial communal off road parking to the rear, communal washing line and drying area and the property also benefits from two spacious lockable storage sheds allocated to the apartment.





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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, in or 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.