

FOR SALE



Rugby Road, Leamington Spa

2 Bedroom, 1 Bathroom, Apartment

£280,750

MARTIN&CO



- Two bedroom second floor
- Spacious living room
- Private south-east facing balcony
- Bathroom featuring Porcelanosa tiles
- Electric heating
- Close to town and station
- One allocated parking space

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 living room with doors onto balcony. This second floor property has allocated parking and would be perfect for first time buyers or investors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



HALL 12' 2" x 3' 0" (3.71m x 0.91m) Cupboard housing hot water cylinder, wall mounted fuse box and grey limed oak Karndean flooring.

KITCHEN 7' 3" x 6' 2" (2.21m x 1.88m) Modern kitchen with white Levanto marble worktop, featuring single oven and induction hob with cooker hood above and space has been allocated for a washer / dryer and fridge freezer and grey limed oak Karndean flooring.

LIVING DINING ROOM 15' 2" x 10' 10" (4.62m x 3.3m) With direct access to the south east facing balcony through French doors, electric heating with modern radiator.

BEDROOM ONE 10' 10" x 10' 5" (3.3m x 3.18m) With double glazed window to the side, electric heating with modern radiator, carpeted with pendant light and USB charging socket.

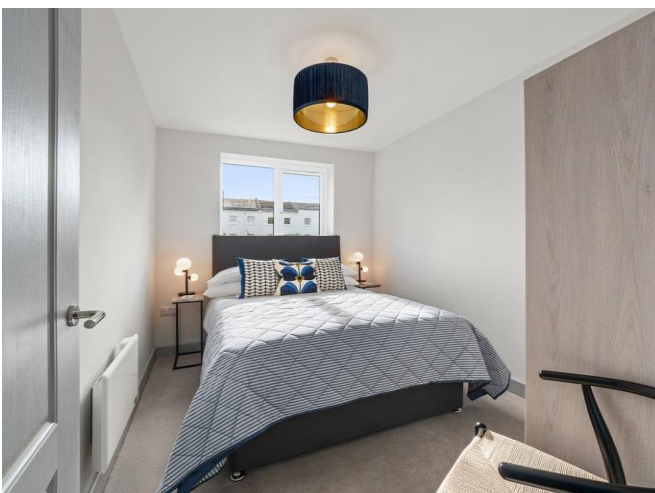
BEDROOM TWO 10' 3" x 7' 8" (3.12m x 2.34m) With double glazed window to the front, electric heating with modern radiator, carpeted with pendant light and USB charging socket.

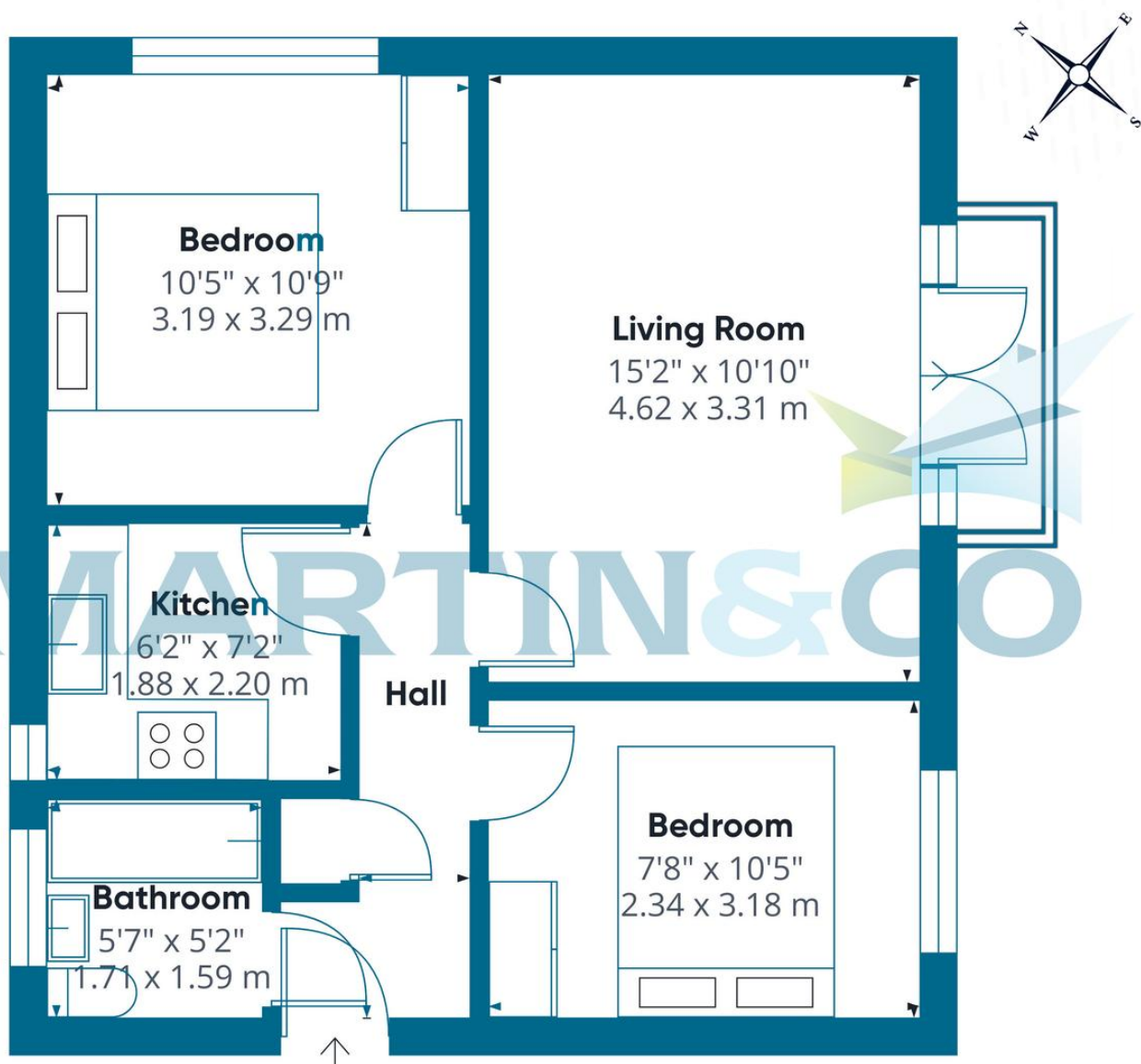
BATHROOM 5' 8" x 5' 2" (1.73m x 1.57m) White sanitaryware including bath with shower screen, basin and W.C, chrome fixtures and fittings throughout, Porcelanosa wall tiles, thermostatic shower with chrome riser rail, chrome electric heated towel rail, shaver socket, double glazed window to the rear and grey limed oak Karndean flooring.

OUTSIDE Allocated parking.

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

TENURE The property is leasehold with 999 year lease from 1959 and peppercorn ground rent. The service charge is approximately £2045.00 per annum, this information should be checked and verified by your legal representative.





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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.