

FOR SALE



Rugby Road, Leamington Spa

2 Bedroom, 1 Bathroom, First Apartment

£295,000


MARTIN&CO



- Two bedroom apartment
- Open plan kitchen living room
- Balcony
- Shower room
- Electric heating
- Close to town and station
- Allocated parking space

Located 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. Situated on the first floor the modern exterior is combined with contemporary internal comfort including spacious open plan living with direct access to a balcony, two bedrooms and shower room. The property has allocated parking and would be perfect for first time buyers or investors.



OPEN PLAN KITCHEN LIVING DINING 18' 4" x 17' 2" (5.59m x 5.23m) With direct access to balcony through French doors facing Guys Cliffe Avenue. Modern kitchen with white Levanto marble worktop, featuring an integrated fridge / freezer, integrated slimline 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 Kardean flooring to hallway, kitchen and living space.

BEDROOM 10' 6" x 9' 6" (3.2m x 2.9m) Carpeted with pendant light, USB charging socket and double glazed window to the side.

BEDROOM 10' 2" x 10' 0" (3.1m x 3.05m) Carpeted with pendant light, USB charging socket and double glazed window to the side.

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 Kardean flooring.



OUTSIDE Allocated parking, with connection for EV charger installation.

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

TENURE The property is leasehold with 125 year lease and an annual ground rent of £250.00. The service charge is approximately £1080.00 per annum, this information should be checked and verified by your legal representative.





Kitchen Living Room

17'2" x 18'4"
5.24 x 5.60 m

Bedroom

10'6" x 9'6"
3.20 x 2.92 m

Bathroom

8'7" x 4'6"
2.64 x 1.38 m

Hall

14'3" x 3'6"
4.37 x 1.08 m

Bedroom

10'2" x 10'0"
3.11 x 3.05 m

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