

FOR SALE



Newbold Lawn, Newbold Terrace East, Leamington Spa

1 Bedroom, 1 Bathroom, Apartment

£225,000

MARTIN&CO



- One double bedroom
- First floor apartment
- Immaculately presented
- Spacious living room
- Balcony
- Town centre location
- Ideal first time buy or investment
- No chain

This stunning one bedroom first floor apartment offers an inviting blend of modern design and convenience. Perfectly located a short walk from Newbold Comyn, the town centre and train station. Having undergone complete refurbishment 3 years ago, the property has a generous double bedroom, bathroom with double width shower enclosure and boasts a spacious living dining room leading seamlessly into the well-equipped kitchen and the balcony which is an ideal spot for morning coffees and views over open green space. At the rear there is communal parking, and the property has a long 930+ year lease.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



LOCATION

Walking distance to Newbold Comyn, town centre and train station. Excellent access to road network. Local conveniences within a short walk.

LIVING ROOM 27' 2" x 12' 6" (8.28m x 3.81m)

With double glazed window to the front, secure telephone entry system, built in storage cupboard, double glazed door which opens to the balcony, electric heater and doorway leading into the kitchen.

KITCHEN 13' 6" x 5' 11" (4.11m x 1.8m)

Fitted with a range of wall and base units, low level LED plinth lighting, under unit lighting, integrated appliances including electric oven and hob with extractor above, dishwasher and fridge-freezer and double glazed window to the front.



BEDROOM 13' 7" x 9' 10" (4.14m x 3m)

Double glazed window to the rear and electric panel heater.

BATHROOM 5' 9" x 5' 4" (1.75m x 1.63m)

Fitted with a white suite with shower enclosure, with electric shower, low level W/C, wash hand basin, LED ceiling lighting and illuminated mirror.

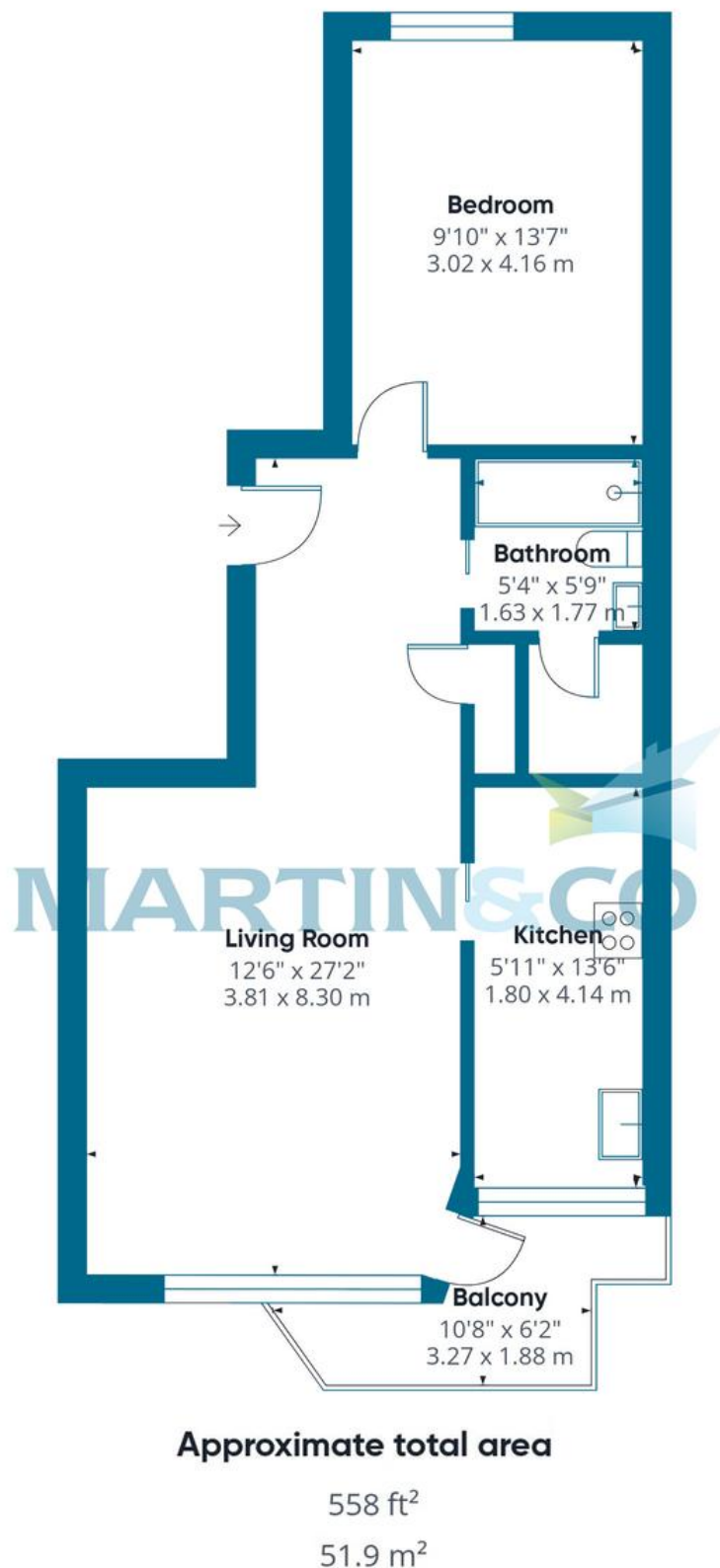
OUTSIDE

There is communal parking at the rear.

TENURE

The property is share of freehold with a 999 year lease from 25th March 1961 with an annual ground rent of £5.00 and the current service charge is approximately £1707.00 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, 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.