

FOR SALE



Merchants Court, Champion Terrace, Leamington Spa

2 Bedroom, 1 Bathroom, Apartment

£225,000



- Two double bedrooms
- First floor apartment
- Breakfast kitchen
- Spacious living dining room
- Recently refitted windows throughout
- 150+ year lease
- Town centre location

A modern, spacious first floor apartment, perfectly situated for Leamington Spa town centre and station just a short walk away. Set back from the road the property benefits from two double bedrooms, breakfast kitchen, spacious living dining area, communal grounds and allocated parking space. The property has a 150+ year lease and would be ideal for a first time buyer or investor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



APPROACH Set back from the main road and accessed through a communal entrance door at the rear.

COMMUNAL ENTRANCE With entrance door to the rear and stairs rising to the first floor, with the door to the apartment located on the lefthand side of the landing.

ENTRANCE HALLWAY 7' 4" x 3' 6" (2.24m x 1.07m) With wooden door from the communal landing, wall mounted electric storage heater, telephone entry system, cupboard housing hot water heating system, further cupboard with hanging rails and storage and doors leading into the kitchen, living room, bedrooms and bathroom.

LIVING DINING ROOM 16' 0" x 10' 0" (4.88m x 3.05m) With recently fitted double glazed window and patio doors to the front, wall mounted panel heater and television point.



KITCHEN 16' 0" x 6' 7" (4.88m x 2.01m) With a range of wall and base mounted units with complementary worksurface over incorporating a stainless steel sink and draining unit, space and plumbing for washing machine, built in electric oven with four ring ceramic hob and extractor above, space for fridge freezer, metro tiled splashback, two three point spot lights and recently fitted double glazed window to the front.

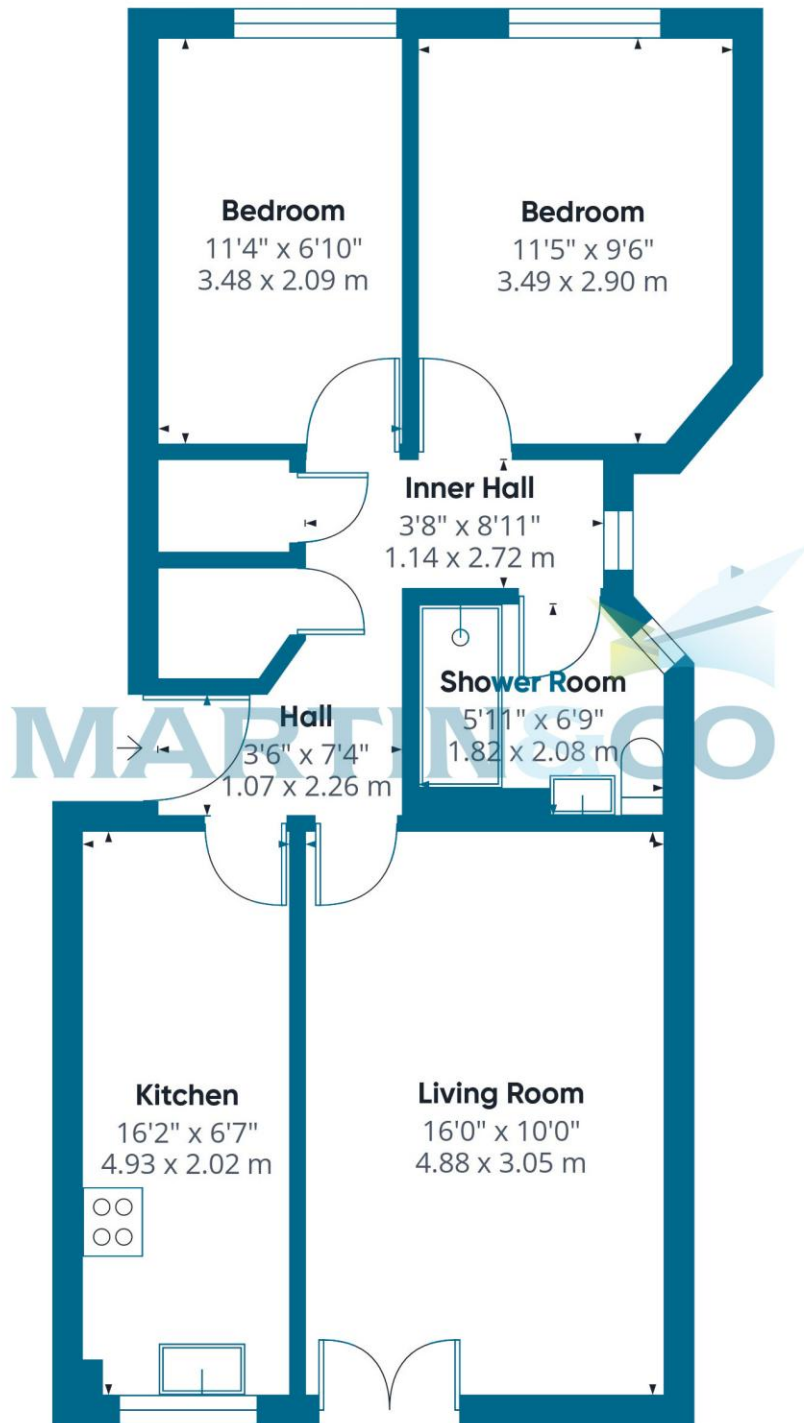
PRIMARY BEDROOM 11' 5" x 9' 6" (3.48m x 2.9m) With recently fitted double glazed window to the rear and wall mounted electric storage heater.

BEDROOM TWO 11' 4" x 6' 10" (3.45m x 2.08m) With recently fitted double glazed window to the rear and wall mounted electric panel heater.

SHOWER ROOM 6' 9" x 5' 11" (2.06m x 1.8m) White suite with full width double shower enclosure, wall mounted shower controls, low level W/C, wash hand basin, aqua boarding to the walls, heated towel rail and extractor fan.

TENURE The property is leasehold with 189 year lease from 1 September 1995 with no annual ground rent due. The service charge is £126.00 per month, this information should be checked and verified by your legal representative.





First Floor

Approx. 57.7 sq. metres (621.5 sq. feet)

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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.