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RESIDENTIAL

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Flat, 3, 38, Heath Terrace, Leamington Spa

Asking Price  
£197,500

**ehB**  
FOR SALE  
01926 881144  
ehbresidential.com



A spacious first floor, one bed apartment with light and airy living space with bay window, situated in this convenient location just west of the town centre.

#### Briefly Comprising;

Communal entrance hallway, and staircase to first floor communal landing, private entrance hall with cloaks cupboard, spacious sitting room with bay window, separate kitchen, large double bedroom and en-suite bathroom. Gas radiator heating. No Chain

This particular property offers spacious and well balanced accommodation. Heath Terrace is an excellent and highly sought after location within an easy stroll of the town centre located to the west of

The Parade, in a predominantly residential location. Of particular note is the spacious living room with tall ceilings and high bay window with a southerly aspect to the front, and a pleasant outlook over the street scene on Heath Terrace.

#### The Property

Is approached via communal entrance door giving access to

#### Communal entrance hallway

With staircase rising to first floor communal landing, personal door to the apartment gives access to the flat.

#### Private Entrance Hall

With doors to cloaks cupboard with shelving. Doors to living room and kitchen

#### Living Room

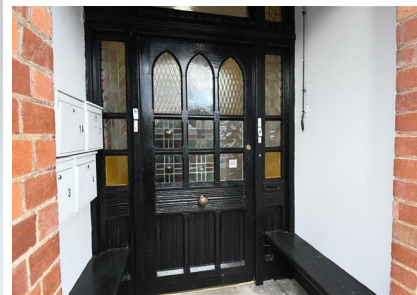
15'11" into chimney rec x 18'10" into bay (4.85m into chimney rec x 5.74m into bay)

With sash window to the front elevation with leaded high level lights to either side of bay, impressive coved cornicing, radiator, fitted TV stand, fireplace surround with inset gas fire, door to bedroom.

#### Kitchen

7'7" x 12'8" (2.31m x 3.86m)

With tall ceilings, timber framed sash window to front elevation providing plenty of natural light, wall and base units with tiled splashback, sink drainer with space and plumbing for washing machine, space for cooker, space for tall fridge freezer, fireplace in the corner of the room and radiator.



### Bedroom

10'5" expanding to 15'8" into w'robe x 16'11" (3.18m expanding to 4.78m into w'robe x 5.16m)

With timber framed upvc double glazed window to rear elevation, fireplace surround, cupboard concealing Baxi combination boiler, double doors to fitted wardrobe with hanging rails, high level cornicing, door to en-suite bathroom.

### En-Suite Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted Mira Sport electric shower, splashback tiling, chrome radiator towel rail, linen storage cupboard.

### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year new lease, service charge is £75 pcm and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

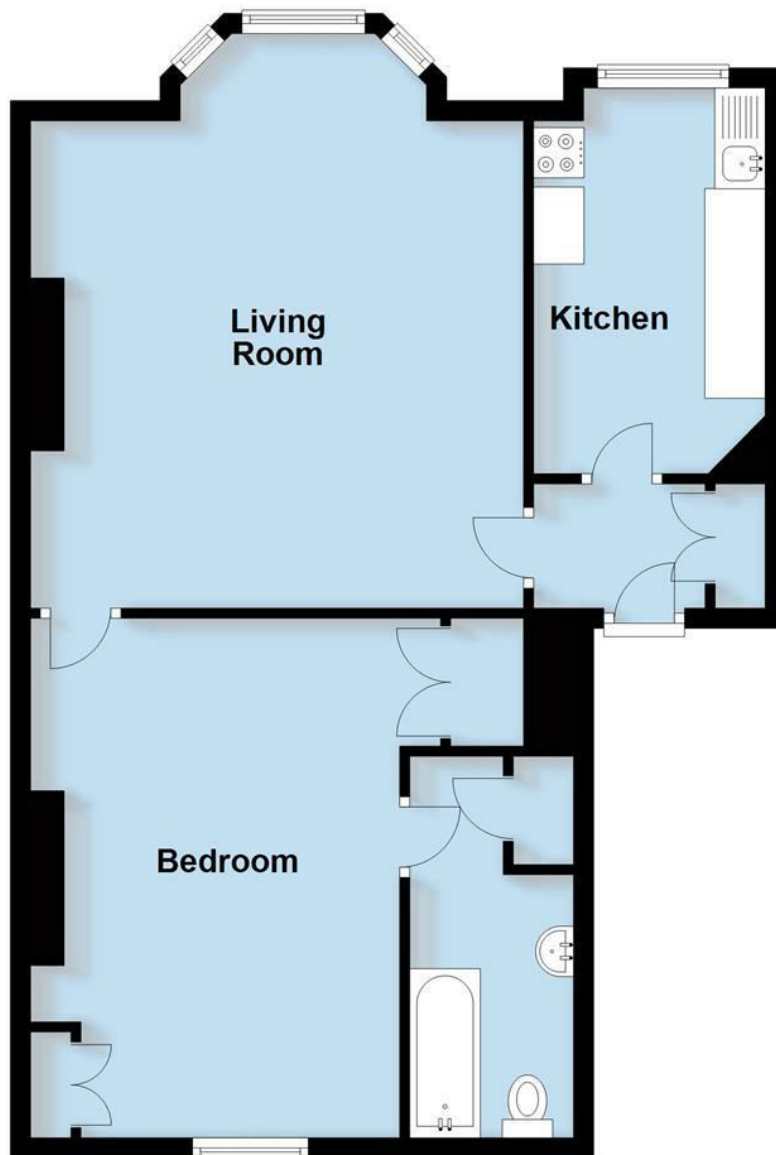
### Council Tax

Council Tax Band B.

### Location

Flat 3  
38 Heath Terrace  
Leamington Spa  
CV32 5NA

**First Floor**  
Approx. 66.0 sq. metres (710.8 sq. feet)



Total area: approx. 66.0 sq. metres (710.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
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Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 70                      | 79        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL