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RESIDENTIAL

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28, Parish End, Leamington Spa

Asking Price
£189,950



A well presented purpose built two double bedroom second floor apartment by AC Lloyd, benefitting from two allocated parking spaces and refitted bathrooms.

Briefly Comprising;

Communal entrance hallway and staircase with entry phone point to second floor communal landing, private entrance hallway, good sized living/dining room with double doors to Juliet balcony, semi open plan to fitted kitchen with integrated appliances. Master bedroom with fitted wardrobes and refitted en-suite shower room, further double bedroom with fitted wardrobes. Refitted bathroom. Upvc double glazing, gas radiator heating. Two allocated parking spaces. NO CHAIN.

This particular top floor apartment offers light and airy accommodation and two double bedrooms. Of particular note are the refitted en-suite and bathroom. The property is offered with NO CHAIN and would suit a number of types of buyers including first time buyers, downsizers and investors.

The Property

Is approached via a communal double glazed entrance door with entry phone point, giving access to

Communal Hallway

With staircase rising to second floor landing. Personal door to the apartment, giving access to...

Private Entrance Hallway

With entry phone point, radiator, fuse box, door to useful cupboard housing Baxi combination boiler.

Living/Dining Room

11'5 red 8'4" in dining area x 18' (3.48m red 2.54m in dining area x 5.49m) With upvc double glazed French doors to Juliet balcony, radiator set behind cover, further radiator to dining area, archway to...

Kitchen

8'4" x 9' (2.54m x 2.74m)

With a range of wood look fronted wall and base units with contrasting granite look working surface over, tiled splashbacks, one and a half bowl sink drainer unit with mixer tap, inset four point stainless gas hob with stainless fronted oven below and filter hood over, cupboard concealing Indesit washing machine, concealed Hotpoint refrigerator, upvc double glazed window to front elevation.

Bedroom One (Rear)

10'8" max x 9'7" (3.25m max x 2.92m)

With upvc double glazed window to rear elevation, double doors to fitted wardrobe with hanging and shelving, radiator, door to...

En-Suite Shower Room

Refitted with wash hand basin with mono-mixer, low level WC, double shower cubicle with fixed rainwater style shower head and additional hand held shower attachment with fully glazed sliding shower screen and door, full splashback tiling, recess for bath products, tiled floor, extractor, chrome radiator towel rail.

Bedroom Two (Front)

13'10" max x 10'6" max (4.22m max x 3.20m max)

With two upvc double glazed windows to front elevation, radiator, double doors to built-in wardrobe with hanging rail and shelf.

Bathroom

Refitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin set into vanity cupboard with mono-mixer, bath



with wall mounted shower with fixed rainwater style shower head and additional hand held shower attachment over, recess for bathroom products, full splashback tiling, tiled floor, chrome radiator towel rail, extractor.

Outside

Parish End comprises of an L-shaped development of apartments by AC Lloyd, set within its own landscaped grounds. Beneath the archway to the rear car park lies communal bin storage facilities and a communal bike rack.

Parking

We are informed there are two allocated parking spaces both numbered 28, one approached to the rear of the development through the archway and located in the left hand corner. The other parking space is situated at the front of the development are almost immediately opposite, also numbered 28.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold, being with a share of the freehold, although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (01/11/2004), with 978 years remaining, service charge is £1450.56 per annum 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

Second Floor
28 Parish End
Leamington Spa
CV31 1AJ

Second Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



Total area: approx. 60.9 sq. metres (655.1 sq. feet)

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

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

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