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4 Newbold Lawn, Newbold Terrace East, Leamington Spa

Offers In The
Region Of £200,000



A superbly positioned, two double bedroom, ground floor apartment located opposite Newbold Comyn with private balcony and garage en-bloc, requiring updating and improvement.

Briefly Comprising;

Communal rear entrance hallway with staircase to lower ground floor communal hallway, private entrance hallway with cloaks cupboard, large living/dining room with balcony and private entrance to Newbold Terrace East to the front, kitchen, two double bedrooms (one with fitted wardrobes), white bathroom, upvc double glazing, electric night storage heating, garage situated en-bloc, communal front and rear gardens.

NO CHAIN

The Property

Is approached either from the rear via Eastfield Road and the rear driveway area or directly from the street on Newbold Terrace East via a private balcony/entrance.

From the communal rear entrance, the property is approached via a short flight of steps leading up to a metal and timber walkway to communal entrance door, with entry phone point giving access to communal entrance/vestibule hallway.

Communal Entrance/Vestibule Hallway

With post boxes, door in turn leads to communal entrance hallways and stairwells, dog-leg steps leading down to lower ground floor, personal door to the apartment leading to entrance hallway.

Entrance Hallway

With entry phone point, glazed partition to living dining room, doors to all other accommodation, door to shelved cloaks cupboard with coat hooks.

Living/Dining Room

12'3" x 18' (3.73m x 5.49m)

With broad picture window to the front overlooking communal lawns, Newbold Terrace East and Newbold Comyn beyond, double

glazed door leading to the side to semi covered balcony sitting area, fireplace surround, wall mounted Unidare electric night storage heater.

Kitchen

5'9" x 13'2" (1.75m x 4.01m)

With wall and base units, working surface over with tiled splashbacks, one and a half bowl sink drainer unit, inset four point electric hob with oven below and filter hood over, shallow breakfast bar, space and plumbing for washing machine, recess for fridge freezer, large double glazed window to balcony to front, further double glazed obscure window to side.

Bedroom One

9'2" x 13' inc fitted w'robes (2.79m x 3.96m inc fitted w'robes)

With double glazed window to rear elevation, wardrobes with hanging, shelving and high level store cupboards over, Creda electric night storage heater upvc double glazed window to rear elevation.



Bedroom Two

9' x 13' (2.74m x 3.96m)

With upvc double glazed window to rear elevation, Unidare electric night storage heater.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted Triton T80i shower over, splashback tiling to all walls, obscure upvc double glazed window to side elevation, louvred door to deep airing cupboard with insulated hot water cylinder and slatted shelving.

Outside

Newbold Lawns is set in its own landscaped grounds and gardens. Fronting Newbold Terrace East is a lawned area with herbaceous planting. To the rear, off Eastfield Road there is a communal tarmacked driveway with circular herbaceous roundabout.

Garage

Situated en-bloc numbered 4 with up-and-over door.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Oct 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Oct 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 although we have not inspected the relevant documentation to confirm this. We understand there to be 935 years remaining of a 999 year lease from 25th March 1961, service charge is £1800 per annum, payable half yearly and ground rent is £6 per annum. 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

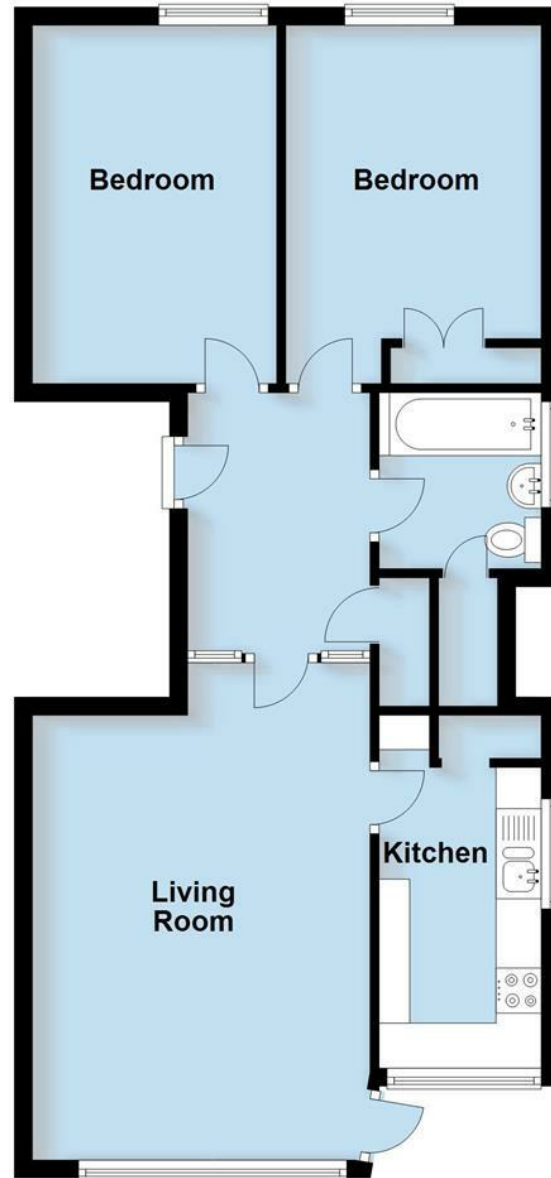
Council Tax Band B.

Location

Ground Floor
CV32 4EU

Ground Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



Total area: approx. 61.9 sq. metres (666.1 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