



Peter Clarke

Flat 5, 58 Russell Terrace, Leamington Spa, CV31 1HE

- Two bedroom ground floor apartment
- New Long Lease - 999 years
- In need of a certain amount of refurbishment
- Period features
- Sought after location
- Walking distance to town centre and railway station
- EPC Rating - D



Guide Price £195,000

An attractive two bedroom, ground floor apartment with its own private entrance and generous communal garden to the rear. In need of a certain amount of refurbishment throughout, this property retains many original features, has new wooden double glazing to the front and is in a well regarded location within walking distance to the town centre and the railway station. The current owners have just extended the lease to 999 years and there is ample on street parking to the front making this a fantastic opportunity to acquire a period apartment in a great location. The accommodation comprises in brief: Hallway, Sitting/Dining Room, Kitchen, Two Bedrooms, Family Bathroom.

Approach

The apartment is approached from the side of the property, along a pathway leading to a private gate which gives access to a private courtyard.

Hallway

The front door gives access to an L-shaped hallway

Sitting/Dining Room

Having original features, square bay window to front, decorative niche and doorway to:

Kitchen

Having a range of white wall and base units with complementary worksurface over, space for washing machine, cooker, four ring gas hob, space for fridge freezer, single drainer stainless steel sink unit and window to side.

Bedroom One

A good sized double bedroom with tall window overlooking the courtyard.

Bedroom Two

Overlooks the rear garden.

Family Bathroom

Stairs from the inner hallway lead up to the Bathroom having a bath, wash hand basin and low level WC in white.

Communal Garden

Approached through a locked gate there is a communal garden which is a generous size and perfect for relaxing in.

General Information

TENURE: The property is understood to be Leasehold. 999 year new lease. This should be checked by your solicitor before exchange of contracts.

Annual Service Charge £1800 per annum paid at £150 per month.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

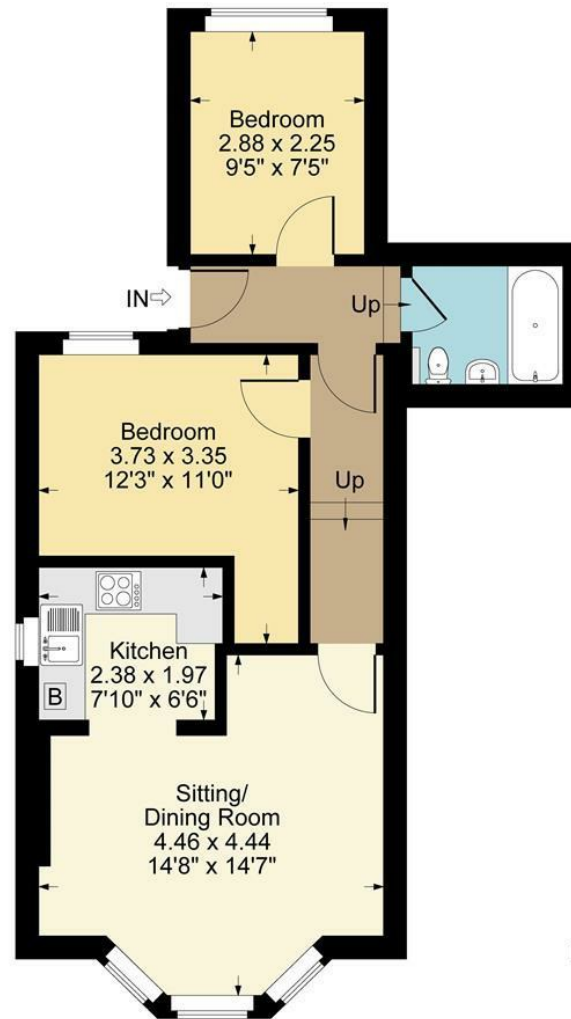
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

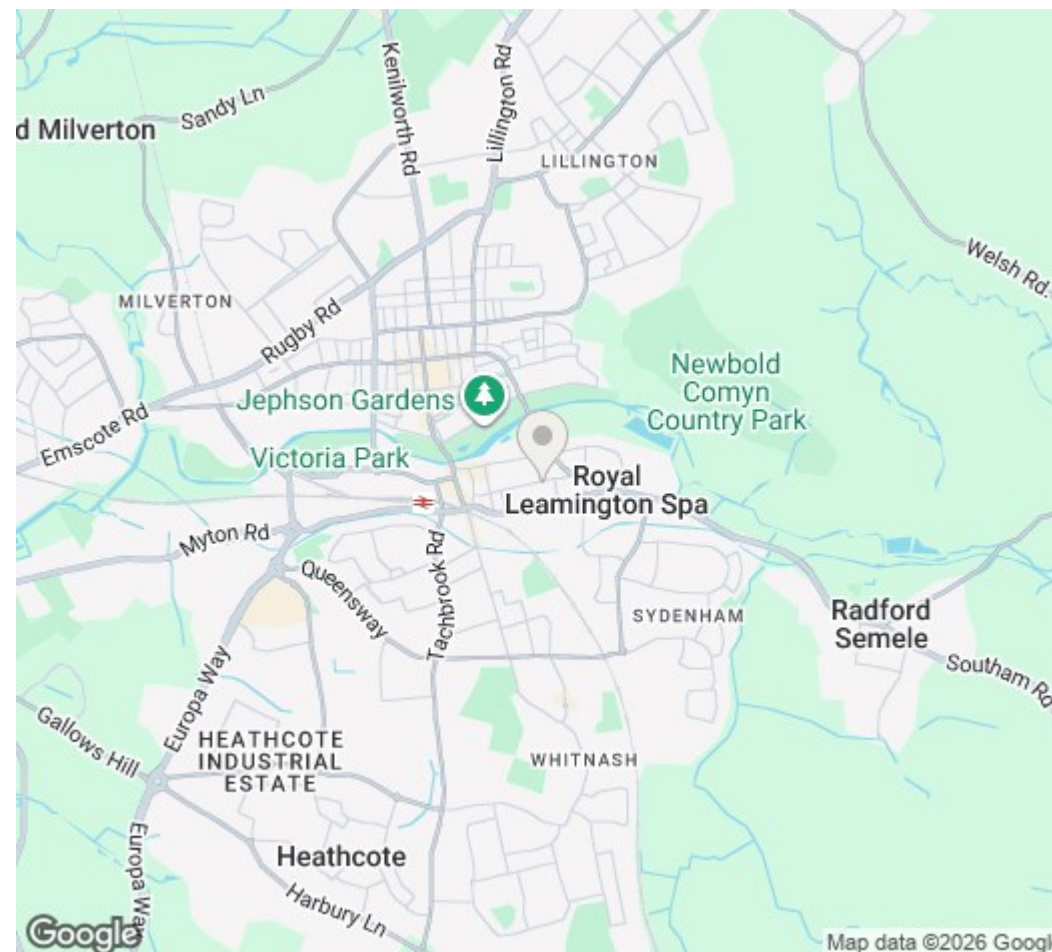


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Approximate Gross Internal Area
Ground Floor = 48.28 sq m / 520 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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