



## THE SPACE, TAVISTOCK STREET

complete   
SALES & LETTINGS









A modern second-floor apartment in the town centre apartment block called The Space. This building was constructed in 2007 and is very central to the vibrant living of Leamington Spa. This property can be bought at shared ownership and comprises an entrance hall, two double bedrooms, a bathroom and a lounge kitchen diner. The space has a sunny communal roof terrace with benches. The property has been offered no onward chain and benefits from gas central heating. This can be sold at 50% shared ownership (Advertised here) or staircase up to 100%.

It's in the details...

#### Communal Entrance

The main communal entrance is off Clarendon Avenue with glass entrance doors and a lift. There is an entrance on Tavistock Street which has stairs and an intercom to the second floor.

#### Entrance Hall

The entrance door leads into a hallway with a doormat and fresh carpet. Doors lead to the two bedrooms, bathroom and lounge kitchen diner. There is a radiator and two sets of storage cupboards one with the boiler.

#### Lounge Kitchen Diner

Open plan lounge kitchen diner which has carpet, two radiators, the TV intercom system and double glazed window. The kitchen area has vinyl flooring and beech style kitchen, with mottled worktops which include a single bowl stainless steel sink with mixer tap and drainer. A fitted oven with four four-ring gas hob and extractor. Space and plumbing for a washing machine and space for an upright fridge freezer.

#### Bedroom One

A double bedroom with a radiator and fitted wardrobe. There is a double glazed window and secondary glazing.

#### Bedroom Two

A double bedroom with a radiator and fitted wardrobe. There is a double glazed window and secondary glazing.

#### Roof Terrace

There is a communal roof terrace with benches.

#### Other Information

Built 2007

108 Years Lease Remainder

50% Shared ownership- charges are £520 per month including service charge.

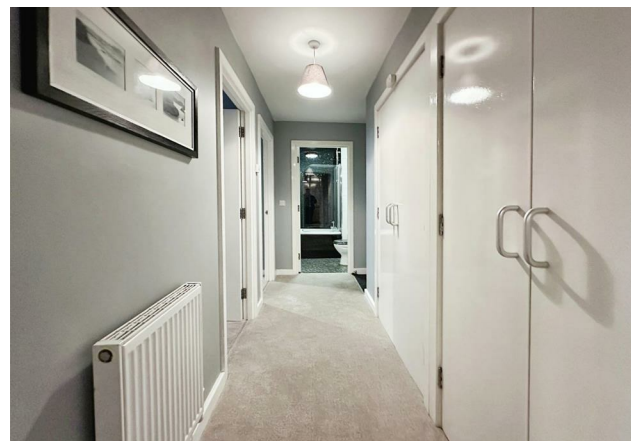
#### Location

A stylish apartment building, in the heart of Leamington Spa, seconds from the vibrancy of The Parade, walking distance from the train station, from which hourly fast trains run to London Marylebone. It is convenient for everything Leamington Spa has to offer - with its beautiful tree-lined avenues, parks and historical architecture. This apartment block is opposite the park at the top of The Parade which has tennis courts. There is a great choice of diverse high street & boutique shops, 'spoilt for choice' restaurants, café's & bars, offering unique shopping, dining, recreational and cultural experiences. Leamington offers a range of excellent private

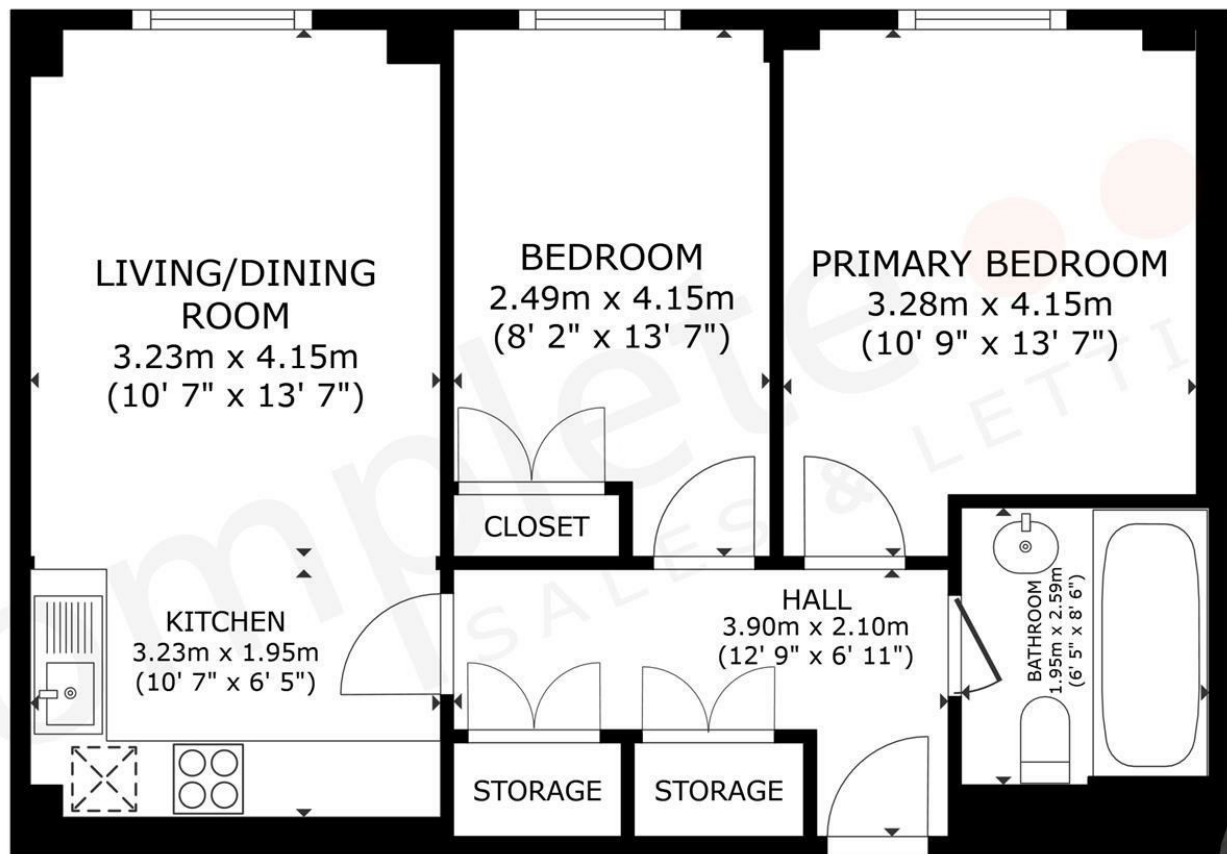




and state schools. Leamington has recently been voted one of the most desirable places to live in the UK and is renowned for London commuters settling here, not just down to the station but the convenience of the nearby M40 motorway networks.







FLOOR PLAN

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GROSS INTERNAL AREA  
FLOOR PLAN 57.7 m<sup>2</sup> (621 sq.ft.)  
TOTAL : 57.7 m<sup>2</sup> (621 sq.ft.)

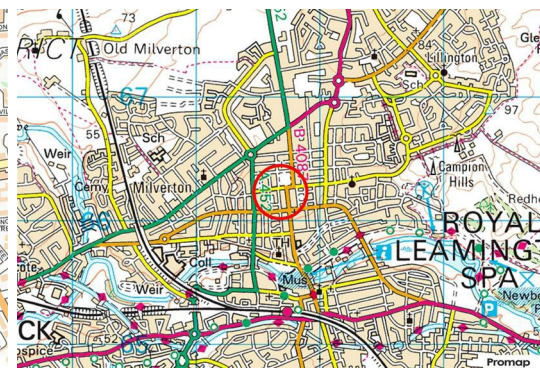
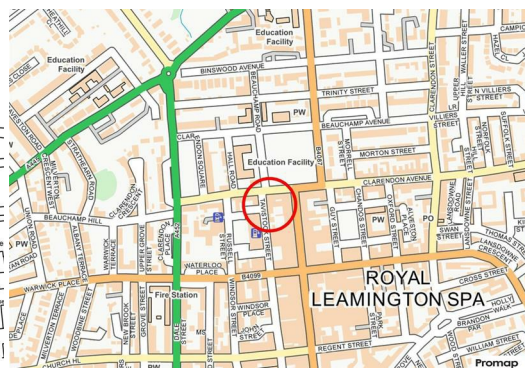
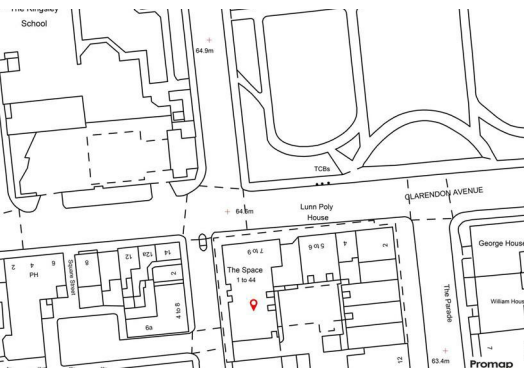
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







- 2nd Floor Apartment
- Two Double Bedrooms
- Can Staircase Upto 100% Ownership
- Gas Central Heating
- Close To Station
- Lift & Two Entrances
- Lounge Kitchen Diner
- Bathroom
- Heart Of Leamington Spa
- No Chain- 50% shared ownership



## THE SPACE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Current                 |
| Very energy efficient - lower running costs |                         |
| A (92 plus)                                 |                         |
| B (81-91)                                   |                         |
| C (69-80)                                   |                         |
| D (55-68)                                   |                         |
| E (39-54)                                   |                         |
| F (21-28)                                   |                         |
| G (1-20)                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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