

BLAKELANDS AVENUE, LEAMINGTON SPA CV31 1RJ



A SPACIOUS TWO BEDROOM APARTMENT LOCATED IN LEAMINGTON SPA.

- LONG LEASE
 - GARAGE
- FIRST FLOOR
- TWO BEDROOMS
 - BATHROOM
- LOUNGE/DINING
 - KITCHEN
- COMMUNAL GARDEN SPACE
- PRIVATE STORAGE SPACE ON THE GROUND FLOOR COMMUNAL AREA

2 BEDROOMS

PRICE GUIDE £160,000

Located on Blakelands Avenue in the charming town of Leamington Spa, this spacious two-bedroom apartment offers a perfect blend of comfort and convenience. With a long lease in place, this property presents an excellent opportunity for both first-time buyers and investors alike.

The apartment features a spacious open-plan lounge and dining area, creating an inviting space for relaxation and entertaining. Adjacent to this area is a well-appointed galley kitchen.

Both bedrooms are generously sized, providing ample room for furnishings and personal touches. The property is situated close to the town centre, ensuring that residents have easy access to a variety of local shops, cafes, and amenities. Additionally, families will appreciate the proximity to reputable schools, making this location particularly appealing for those with children.

For added convenience, the apartment includes a garage, providing secure parking and extra storage space. This feature is a rare find in such a central location and adds to the overall appeal of the property.

In summary, this two-bedroom apartment on Blakelands Avenue is a fantastic opportunity for anyone seeking a comfortable home in a vibrant community. With its prime location, spacious living areas, and practical amenities, it is sure to attract interest from a wide range of potential buyers.

Front

Situated towards quiet end of Gainsborough Drive, this spacious, bright and well presented two double bedroom, first floor flat is one of those rare properties that also benefit from garaging, a communal garden and an extended lease (making mortgage lending straight forward)*.

Entrance Hallway

Provides access to the bedrooms, bathroom and reception areas. Also benefiting from loft access, light point and a storage heater.

Lounge/Dining 18'4" x 11'1" (5.60 x 3.40)

With a double glazed window to the front aspect, two light points and a storage heater, access through to kitchen.

Kitchen 10'11" x 5'10" (3.35 x 1.78)

Galley kitchen, with a double glazed window to the side aspect, spotlights to ceiling, storage cupboard, plenty of storage.

Bathroom 6'11" x 5'10" (2.13 x 1.80)

With a double glazed window to the side aspect, spotlight to ceiling, bath with shower attachment, WC, sink and a storage cupboard.

Bedroom One 12'5" x 9'8" (3.80 x 2.95)

With a double glazed window to the side aspect, light point, storage heater and built in storage.

Bedroom Two 12'0" x 7'8" (3.68 x 2.40)

With a double glazed window to the side aspect, light point and storage heater.

Outside

The property benefits from a communal garden space, storage space within the communal areas, specifically for the flat and a garage.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is

Tenure

The property has an extended lease we just await information from the client on the exact amount - thought to be circa 150 years with a service charge of £125 per month. Please check with your legal advisor before any exchange of contracts.

Viewings

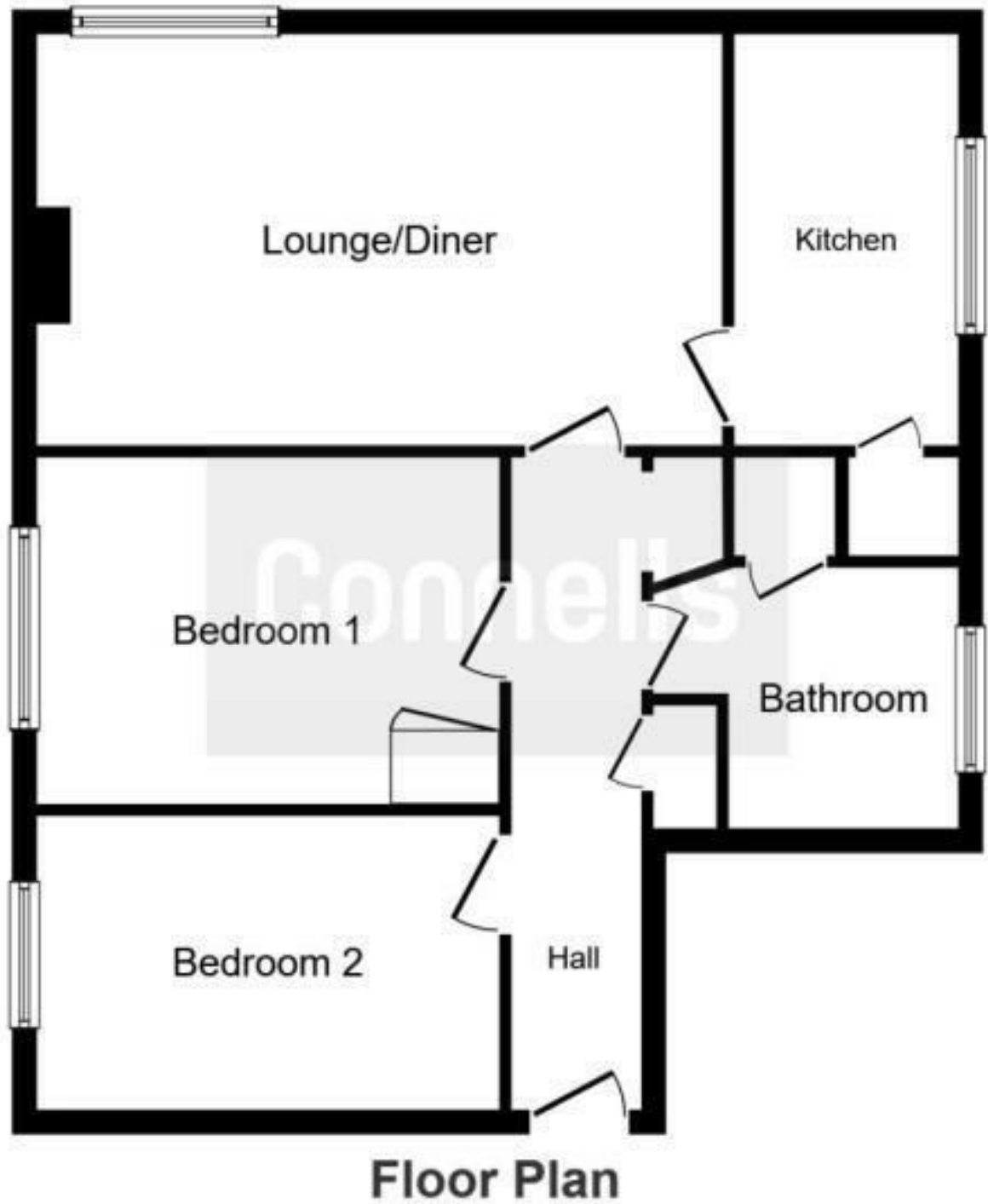
Strictly by appointment through Hawkesford on 01926 438123











This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	