



BARTON
CRESCENT

Connells

Barton Court Barton Crescent
Leamington Spa



Property Description

A spacious two-bedroom ground floor apartment offered for sale with no onward chain, presenting an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation comprises two well-proportioned bedrooms, a generous lounge/dining area, and a separate kitchen, providing comfortable living space throughout. Residents also benefit from access to a communal garden, offering a pleasant outdoor area to enjoy.

Ideally situated, the property is within close proximity to local amenities, falls within well-regarded school catchment areas, and offers convenient access to the town centre, making it a highly practical and desirable location.

Viewing is recommended to fully appreciate what this property has to offer.

Entrance Hallway

Welcoming entrance hallway with a storage heater, telephone entry system and doors to all rooms.

Lounge/Diner

19' 3" x 9' 7" (5.87m x 2.92m)

Spacious, light and airy lounge with a double glazed window to front elevation.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising a double glazed window to front elevation.



Bedroom One

10' 8" max x 12' 9" max (3.25m max x 3.89m max)

Double bedroom with a double glazed window to rear elevation.

Bedroom Two

10' 8" x 7' 3" (3.25m x 2.21m)

Double bedroom with a double glazed window to rear elevation.

Wet Room

Three piece suite fitted with a wash hand basin, shower and low level W/C.

Parking

Communal parking.

Communal Garden

Well-maintained communal garden being mainly laid to lawn.

Lease Information

The property is leasehold with a lease length of 125 years from 4th April 2019. The property is subject to management charges to include an annual ground rent and service charge totaling to £1,560.





To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
Band: B

Service Charge:
1560.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/SPA312368](https://www.connells.co.uk/Property/SPA312368)

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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