



£247,000
Beverley Road
Leamington Spa, CV32 6PB

PROPERTY SUMMARY

I'm selling my ground floor apartment on Beverley Road. It's in a really nice spot with leafy surroundings and a quiet feel, but still only a short walk into Leamington Spa town centre.

There are two good-sized bedrooms, both with plenty of built-in storage. The shower has great pressure (combi boiler), and overall it's been a really comfortable place to live.

There's parking available outside on a first come, first served basis. No garage, although neighbours have kindly offered use of theirs in the past – I've just never needed to take them up on it.

The lease is very long (900+ years) and there's no ground rent.

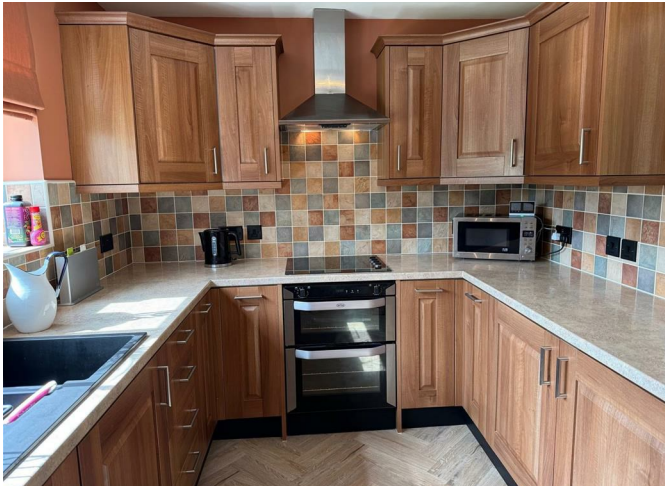
2



1



1







Ground Floor

Approx. 74.5 sq. metres (801.7 sq. feet)



Total area: approx. 74.5 sq. metres (801.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

2
1
1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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