

for sale

£325,000



## Warwick Place Leamington Spa CV32 5DF

**\*\* PRIVATE REAR GARDEN \*\* ENERGY RATING C \*\* TWO BEDROOMS \*\* ENSUITE TO MASTER \*\* OPEN PLAN LIVING AREA \*\* SPACIOUS AND LIGHT \*\* DOWNSTAIRS CLOAKROOM \*\* NO ONWARD CHAIN \*\***



# Warwick Place Leamington Spa CV32 5DF

## Approach

Via a communal shared driveway having two allocated parking spaces and access through a private entrance leading to the entrance hallway.

## Entrance Hallway

Being open to the dining area having stairs rising to the first floor and a door leading to the downstairs cloakroom.

## Lounge/Diner

20' x 10' 3" ( 6.10m x 3.12m )

Spacious, light and airy lounge consisting of a Velux windows to front elevation and a window and double doors to the rear which lead into the private garden.

## Kitchen Area

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer being open to the lounge area.

## First Floor

### Bedroom One

11' 7" max x 14' 3" max ( 3.53m max x 4.34m max )

Double bedroom having two double glazed windows to rear elevation and a door to;



## En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls and a heated towel rail.

## Bedroom Two

Double bedroom with carpets and a window.

## Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and tiled flooring.

## Parking

Two allocated parking spaces.

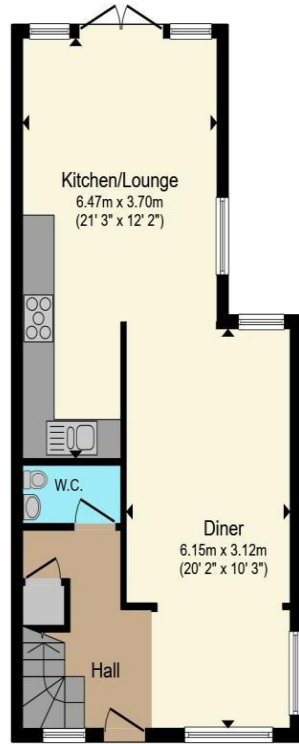
## Garden

Own private garden being mainly laid to decking and fence enclosed.

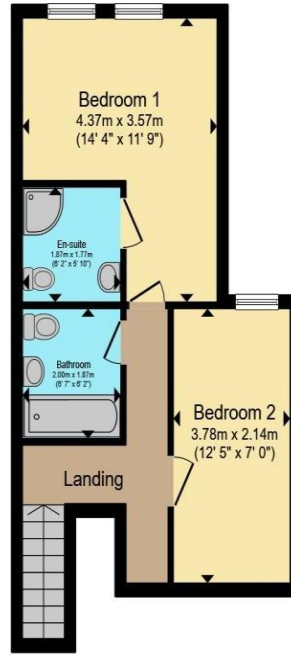
## Lease Information

The property is leasehold with a lease term of 125 years from 1st January 2006. It is subject to management costs, with current charges including a ground rent of £250 and an annual service charge of £4,721.36. Please note that the service charge is higher than usual due to ongoing works currently being carried out at the property.





**Ground Floor**



**First Floor**

Total floor area 85.1 m<sup>2</sup> (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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7-8 Euston Place  
LEAMINGTON SPA CV32 4LL

Property Ref: SPA315124 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4721.36

Ground Rent: 250.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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