



Barton Court Barton Crescent **Leamington Spa, CV31 1SR** **Guide price £140,000**

GROUND FLOOR APARTMENT ** NO UPWARD CHAIN ** NEW 125 YEAR LEASE UPON COMPLETION ** IDEAL FIRST TIME BUY OR INVESTMENT ** OFF ROAD PARKING ** COMMUNAL GARDENS ** GAS CENTRAL HEATING ** Situated on Barton Crescent, this well-presented one bedroom ground floor apartment is offered for sale with no upward chain and a new 125 year lease upon completion, making it an ideal purchase for first-time buyers, downsizers or investors.

The accommodation briefly comprises a welcoming entrance hallway with useful storage, a spacious lounge/dining room, fitted kitchen, generous double bedroom, bathroom and an additional storage room which could be used as a home office or dressing room.

Further benefits include gas central heating, PVCu double glazing, secure intercom entry system, communal rear gardens and residents' parking.

Conveniently located close to local amenities, transport links and Leamington Spa town centre, this is a fantastic opportunity to purchase a well-proportioned apartment in a popular location.

Hall

Lounge/Diner

10'7" x 15'4" (3.23m x 4.69m)

Kitchen

5'10" x 10'0" (1.79m x 3.07m)

Double Bedroom

9'11" x 13'3" (3.03m x 4.05m)

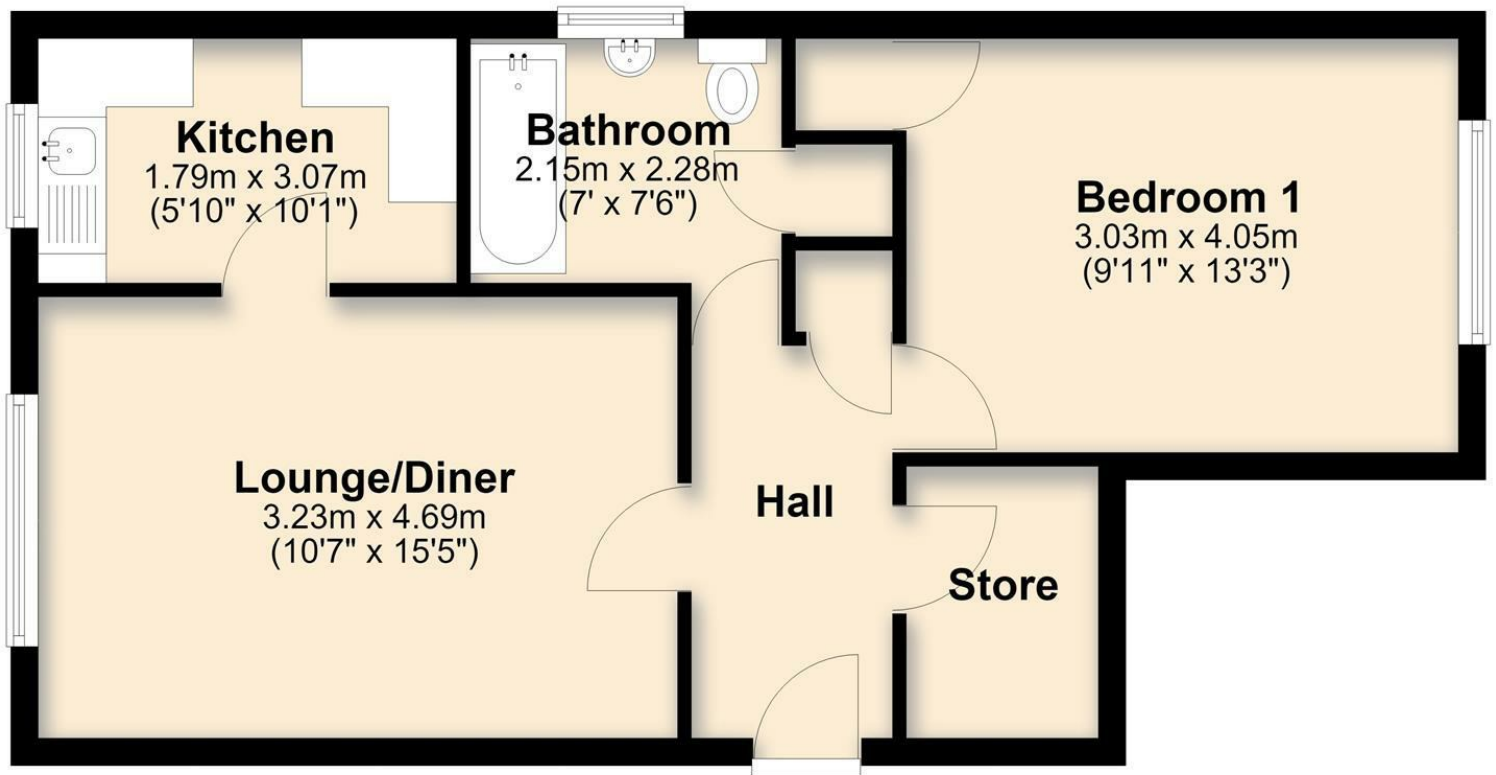
Bathroom

7'0" x 7'5" (2.15m x 2.28m)

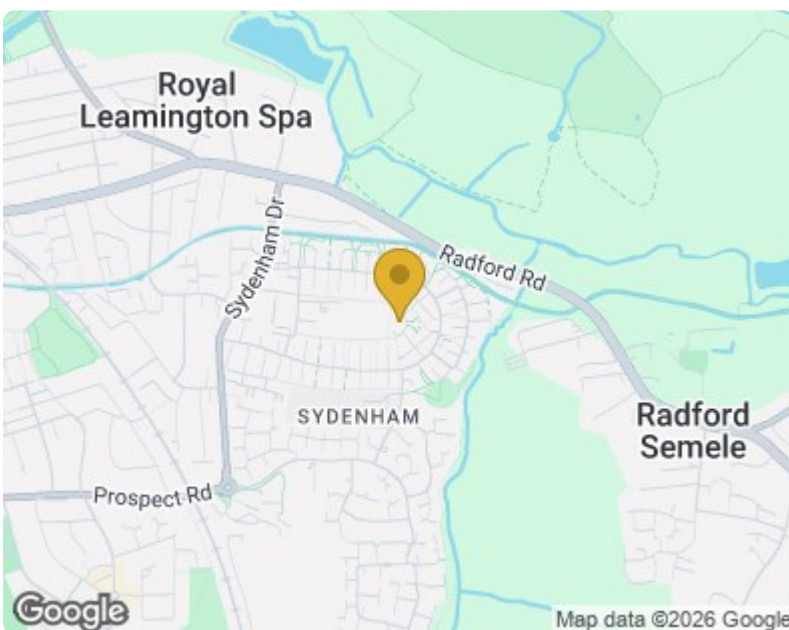
Store

Ground Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 47.9 sq. metres (515.1 sq. feet)



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	