



Frances Harvergal Close
Leamington Spa, CV31 3BU





























44 Frances Harvergal Close

Well-Presented First Floor Apartment | Two Bedrooms | Allocated Parking | Excellent First-Time Buy or Investment

Situated within the popular residential development of Frances Harvergal Close, this well-presented first floor apartment offers bright and well-proportioned accommodation in a highly convenient south Leamington Spa location. Ideally suited to first-time buyers, professionals and investors alike, the property benefits from allocated parking, well-maintained communal grounds and is within walking distance of Leamington Spa Railway Station and the town centre.

The apartment briefly comprises a welcoming entrance hall leading to a spacious open-plan living and dining room, providing an excellent space for both relaxing and entertaining. Large windows allow for an abundance of natural light, creating a bright and airy feel throughout the principal living accommodation.

The fitted kitchen is well appointed with a range of wall and base units, complementary work surfaces and space for freestanding or integrated appliances, offering practical everyday functionality.

There are two well-proportioned bedrooms, including a generous principal bedroom with ample space for wardrobes and additional furniture. The second bedroom is ideal as a guest room, home office or nursery, providing flexibility to suit a variety of buyers.

Completing the accommodation is a bathroom fitted with a suite comprising panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from an allocated parking space together with visitor parking and attractive communal gardens.

Leasehold – 97 years remaining

Service charge - £1600 per annum

Ground rent - £150 per annum

Location

Ideally positioned within easy reach of Leamington Spa town centre, offering a wide range of shops, cafés, restaurants, and transport links. The property also enjoys convenient access to local parks and green spaces, making it an attractive option for those seeking both urban convenience and a relaxed lifestyle.

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Services

Mains water, gas, electricity, drainage and telephone.

Local Authority

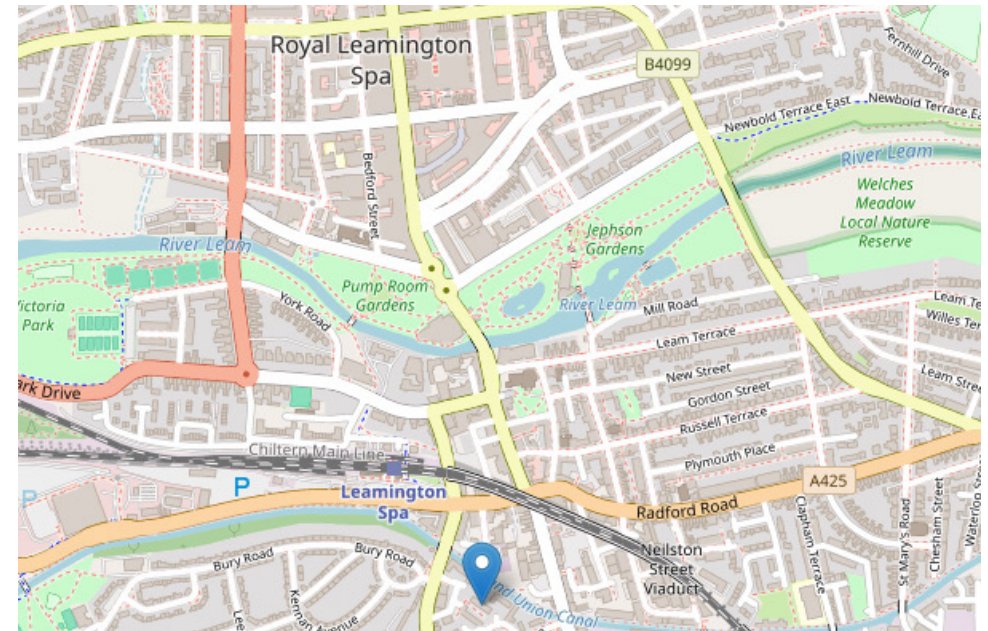
Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

www.spaestates.com







Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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