



Connells

Masters Road
Leamington Spa



Property Description

This well presented two double bedroom second floor apartment is ideally situated within easy reach of local amenities, the town centre and train station.

The property benefits from a well maintained communal entrance leading to the private entrance hallway. Inside, there is a spacious and light filled lounge with direct access to a private balcony, perfect for relaxing. A separate fitted kitchen provides ample storage and workspace. There are two generous double bedrooms, both offering comfortable living space, along with a modern family bathroom and the added convenience of a separate W/C.

Externally the property enjoys access to well kept communal gardens to the rear as well as communal parking for residents.

An excellent opportunity for first time buyers or investors alike.

Communal Entrance

Well maintained communal entrance with stairs rising to all floors and a door to the communal garden.

Entrance Hallway

Welcoming entrance hallway having a built-in cupboard and doors to all rooms.

Lounge

10' 8" max x 16' 4" (3.25m max x 4.98m)

Spacious, light and airy lounge consisting of a built-in storage cupboard, two radiators and double glazed windows to side and rear elevations.

Kitchen

7' 6" x 9' 3" (2.29m x 2.82m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and housing the central heating boiler. Comprising a pantry cupboard, additional built-in cupboard, a radiator and a window to rear elevation.

Bedroom One

13' 9" x 9' 10" (4.19m x 3.00m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

Double bedroom with a radiator and a double glazed window to front elevation.

Bathroom

Fitted by the current owners in 2021 with a two piece suite fitted with a wash hand basin with vanity unit and an L shaped bath with mixer taps and shower over. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Separate W/C

Fitted with a low level W/C, a radiator and a double glazed window to rear elevation.

Garden

Well-maintained communal gardens being mainly laid to lawn with a communal washing line.

Parking

Communal parking available to the front of the property.

Lease Information

The property is leasehold with a lease length of 125 years from 8th February 2021. There is an annual ground rent charge of £10 and an annual service charge of £1210.15. For further information please contact the branch.





Total floor area 65.8 m² (709 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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax Band: A

Service Charge: 1210.15

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315147

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Feb 2021. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315147 - 0005