

Connells

Stretton Crescent
Leamington Spa

Stretton Crescent
Leamington Spa CV31 2PH

for sale offers over
£150,000







Property Description

Located within a well-established residential area, this spacious two bedroom first floor apartment presents an excellent opportunity for first-time buyers, downsizers or investors alike.

The accommodation is arranged around a central hallway which provides access to all principal rooms. The generous living room offers a bright and comfortable space for relaxation and entertaining, with ample room for both lounge and dining furniture.

The fitted kitchen is positioned adjacent to a useful utility area, providing additional storage and practicality for everyday living. There is also a separate storage cupboard, ideal for household items.

The property benefits from two well-proportioned double bedrooms, both offering ample space for bedroom furniture and enjoying plenty of natural light. The accommodation is further enhanced by a separate WC and shower room, providing added convenience for occupants and guests.
Externally, residents have access to communal gardens, creating an attractive outdoor space to enjoy as well as an outdoor store room. Parking is available on-street nearby.

Offering approximately 718 sq.ft. of accommodation, this apartment combines generous room sizes with a practical layout and occupies a convenient location within easy reach of Leamington Spa town centre and local amenities.

Location

Stretton Crescent is situated within a popular residential area of South Leamington Spa, offering convenient access to a wide range of everyday amenities. Nearby shopping facilities include local convenience stores, supermarkets and retail parks, while Leamington Spa town centre provides an excellent selection of independent shops, cafés, restaurants and leisure facilities. The property is well served by a number of highly regarded schools for all ages, making the area popular with families. There are regular bus services nearby, and Leamington Spa railway station offers direct links to Birmingham, Coventry and London Marylebone. The location also provides easy access to the A425, A452 and M40 motorway network, making it ideal for commuters travelling throughout Warwickshire and beyond.

Lease Information

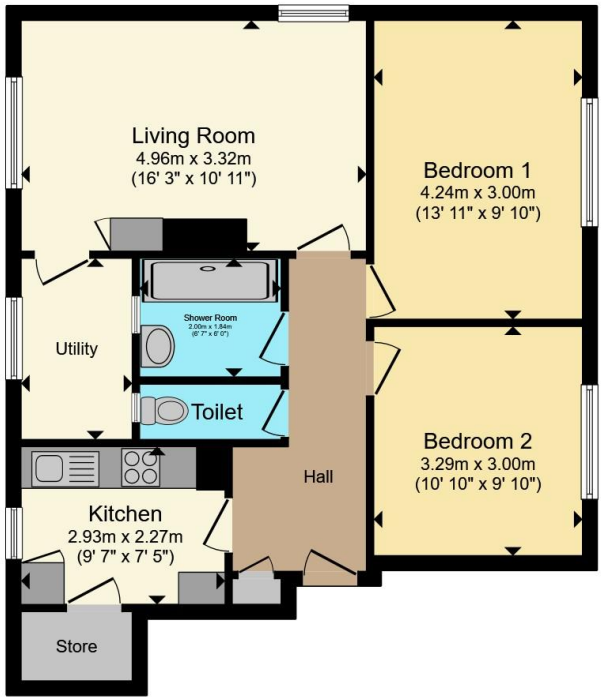
The property is leasehold with a lease length of 125 years from 23rd January 2006. The property is subject to management charges which include an annual ground rent of £10.00 and an annual service charge of £410.91.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







2nd Floor





Total floor area 66.7 m² (718 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

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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: A

Service Charge: 410.91 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315744

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.