

Connells

Quorn House Warwick Place
Leamington Spa

Quorn House Warwick Place
Leamington Spa CV32 5DF

for sale offers over
£140,000







Property Description

A modern one-bedroom ground floor apartment, ideally positioned in the sought-after North Leamington location, close to a range of local amenities and well-regarded transport links.

The property is finished to a contemporary standard throughout and comprises a spacious lounge/diner with French doors opening directly onto the beautifully maintained communal gardens, creating a bright and welcoming living space. The lounge flows seamlessly into the modern fitted kitchen.

The double bedroom benefits from fitted storage, while the accommodation is completed by a well-appointed family bathroom.

Externally, the apartment enjoys direct access to the attractive communal gardens. Additional benefits include communal parking to the rear of the building and a useful communal cellar, accessed via the main building, providing valuable additional storage.

Communal Entrance

Well maintained communal entrance with a door to side leading to flat's entrance door.

Entrance Hallway

Welcoming entrance hallway having telephone entry system, a radiator and doors off to all rooms.

Lounge Diner

Light and airy lounge consisting of a radiator and double glazed French doors to communal garden.

Kitchen

Modern kitchen fitted with wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven and electric hob with cookerhood over and an under counter fridge, whilst providing space for a washing machine. With a double glazed window to side elevation.

Bedroom
Double bedroom benefitting from two alcoves providing space for storage with a double glazed window to side elevation.

Bathroom
White three piece suite fitted with a wash hand basin, bath with electric shower over and a W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

Cellar
Access via the main building used as a storage area.

Communal Garden
Beautifully maintained front and side gardens being mainly laid to lawn. The apartment benefits from direct access from lounge to side garden.

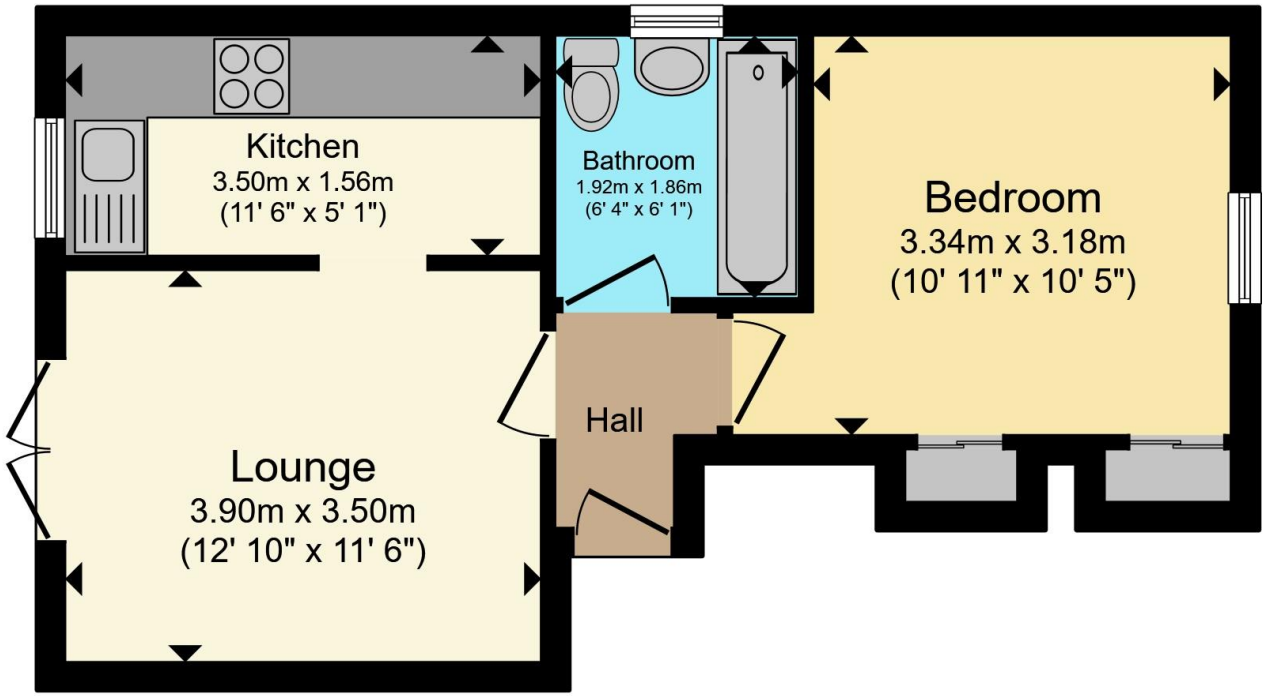
Parking
Communal residence parking available to the rear of the building.

Lease Information
The property is leasehold with a lease length is 999 years from 1st January 2011. The property is subject to management charges to include an annual service charge of £2,150.
This property is available for sale on an owner occupied basis - renting the property is not permitted.
Permission needs to be applied for in term of keeping pets.

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.











Total floor area 32.1 m² (345 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: B

Service Charge: 2150.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315287

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. 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.

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