

## YEW TREE COURT, TACHBROOK STREET, LEAMINGTON SPA CV31 3BF



**A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT LOCATED WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND TOWN CENTRE**

- TOP FLOOR
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES
- GOOD LOFT SPACE
- LOUNGE
- KITCHEN
- BATHROOM
- WALKING DISTANCE TO TOWN AND TRAIN STATION
- LOCAL AMENITIES ON DOORSTEP
- IDEAL FIRST BUY

**2 BEDROOMS**

**PRICE GUIDE £165,000**

A charming two-bedroom apartment located on Tachbrook Street and within Yew Tree Court, Leamington Spa. This delightful property is perfectly situated within walking distance of the vibrant town centre and the train station, making it an ideal choice for those who appreciate convenience and accessibility.

The flat benefits from a good sized reception room overlooking tachbrook street, that has enough space for seating as well as a dining space. The kitchen faces the rear aspect and parking spaces for the development. The two bedrooms allow for a double bed and the bathroom completes the line up.

One of the standout features of this top-floor apartment is the generous loft space, which offers excellent storage solutions, ensuring that your living area remains clutter-free. Additionally, the property benefits from two allocated car spaces, a rare find in such a central location, providing you with the convenience of off-road parking.

This apartment is in good condition throughout, making it an ideal first-time buy or a sound investment opportunity for those looking to enter the property market. With its prime location and well-maintained interiors, this property is ready for you to move in and make it your own.

Do not miss the chance to view this lovely apartment in Leamington Spa, where comfort and convenience come together beautifully.

## **Entrance**

The entrance to the property is via a communal entrance hall into a private entrance hall with telephone entry system. The entrance hall to the flat, which is located on the second floor has access to all rooms and a storage cupboard.

### **Lounge 15'5" x 11'10" (4.71 x 3.61)**

Spacious lounge which benefits from a double glazed window to the front aspect, light point and electric storage heater.

### **Kitchen 10'9" x 6'3" (3.30 x 1.93)**

Fitted with floor and wall units with stainless steel sink and drainer, cooker, washing machine and fridge freezer, double glazed window to the rear aspect and light point.

### **Bedroom One 11'10" x 7'8" (3.61 x 2.36)**

With built in wardrobes and window to front elevation.

### **Bedroom Two 9'1" x 7'8" (2.79 x 2.36)**

(plus recess) With window to rear elevation.

## **Bathroom**

The bathroom is part tiled, with a white suite comprising; bath with shower over, pedestal wash hand basin and low level WC.

## **Outside**

To the rear of the property is a communal car park with two allocated spaces. The front has communal lawn and a private boarder from the main road, set back nicely.

## **Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

## **Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

## **Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

## **General Information**

Services to the property - Mains water and electricity are believed to be connected to the property.

## **Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

## **Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

## **Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

## **Tax Band**

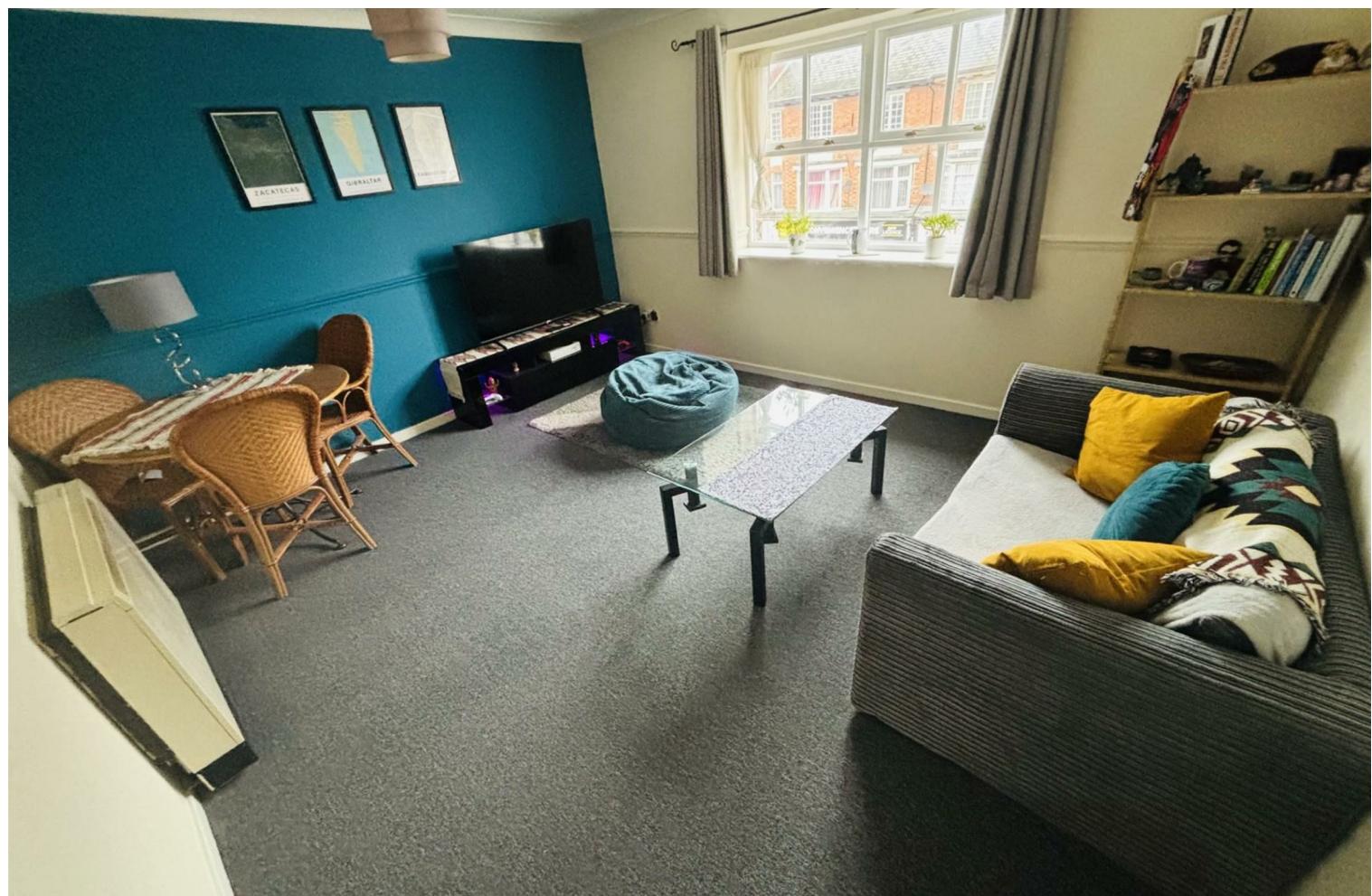
The Council Tax Band is B.

## **Viewings**

Strictly by appointment through Hawkesford on 01926 438123

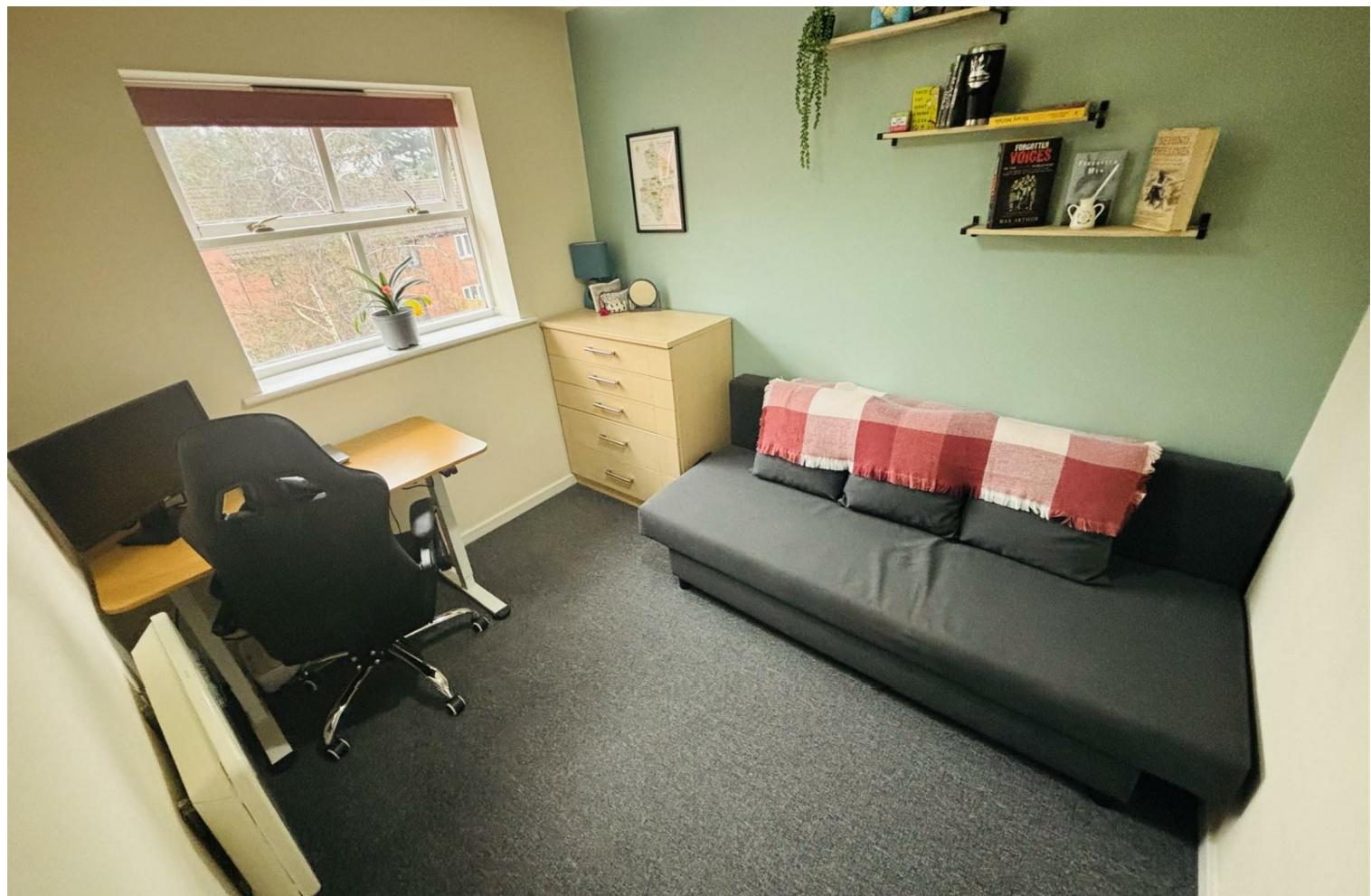
## **Tenure**

We understand from our Vendor the property is Leasehold for a term of 125 years from June 1996. Maintenance charges currently approximately £1063.02 per annum including buildings insurance. Ground rent of £50 per annum. Any prospective purchasers should verify this information via Solicitors normal enquires.















This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			