

FOR SALE



Beauchamp Avenue, Leamington Spa

1 Bedroom, 1 Bathroom, Apartment

£195,000





- Town centre location
- Ground floor
- Open plan living area
- Spacious and modern
- Gas central heating
- Sought after location
- Communal garden

Located in the heart of Leamington town centre this one bedroom, ground floor apartment is perfectly situated for bars, restaurants, shops and the station. With open plan kitchen living area, double bedroom, bathroom, spacious communal areas including a storage utility basement and communal garden. Share of freehold with 150 plus years remaining on the lease this apartment would make an excellent investment or first purchase.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 59 |
| (39-54) | E | 39 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |



COMMUNAL ENTRANCE

With entrance door to the side, well maintained and presented communal area with stairs rising to the first floor. The door to the apartment is located on the right.

ENTRANCE HALLWAY 9' 0" x 4' 0" (2.74m x 1.22m)

With wooden door from the communal hall, wood flooring, central heating radiator, telephone entry system and doors leading into open plan living room, bedroom and bathroom.

KITCHEN AREA 8' 2" x 7' 8" (2.49m x 2.34m)

With a range of wall and base mounted units with complementary granite effect worksurface over incorporating a stainless steel sink and draining unit, built in electric oven with four ring ceramic hob and stainless steel cooker hood above, space for fridge freezer, wood flooring and window to the side.

LIVING ROOM 14' 2" x 12' 8" (4.32m x 3.86m)

With a window to the rear, feature electric fire place, wood flooring and central heating radiator.



BEDROOM 18' 10" x 7' 9" (5.74m x 2.36m)

With window to the rear, storage cupboard and central heating radiator.

BATHROOM 18' 10" x 7' 9" (5.74m x 2.36m)

With a white suite with walk in shower cubicle with shower above, low level W/C, wash hand basin, tiling to the walls and chrome heated towel rail.

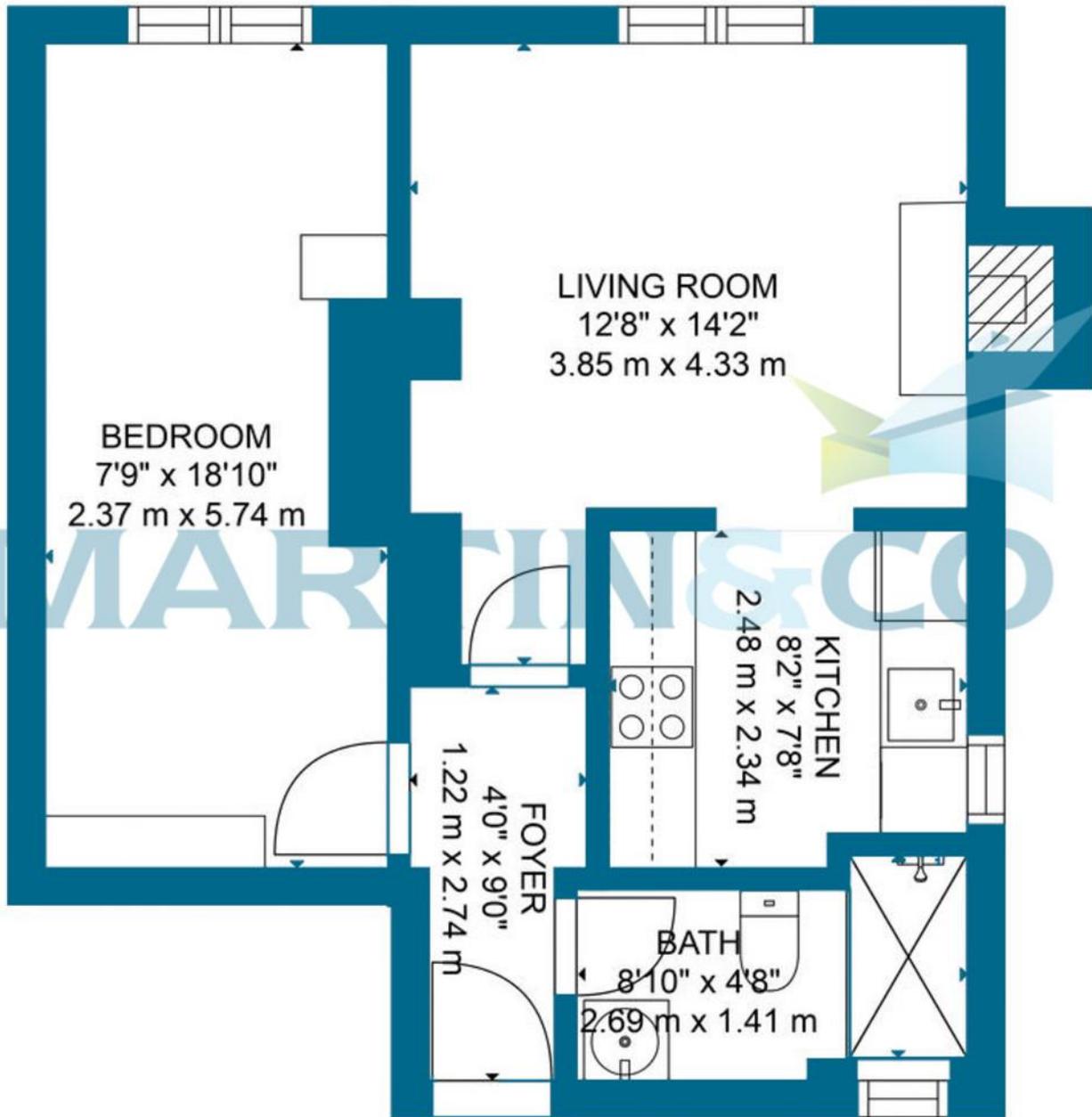
COMMUNAL GROUNDS

In the cellar leading from the internal communal hallway there is a communal laundry room with separate washing machines for each of the 5 apartments in the block. There is then access to the communal gardens to the rear of the property with a wall that surrounds with side gate for easy access to the roadside.

TENURE

The property has a share of freehold, with a lease from 4 September 2019 and expiring on 24 March 2176 and a service charge of approximately £1500 per annum, this information should be checked and verified by your legal representative.





GROSS INTERNAL AREA
TOTAL: 458 sq. ft, 43 m²

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