Connells

Christine Ledger Square
Leamington Spa

Christine Ledger Square
Leamington Spa CV31 3BB

for sale
£130,000

Property Description
Conveniently located within easy reach of the town centre and train station, this one-bedroom ground floor apartment offers well-proportioned accommodation throughout.

The property comprises a welcoming entrance hallway, a spacious lounge/dining room, separate kitchen, double bedroom, and shower room.

Outside, there are communal grounds to both the front and rear of the property, along with unallocated resident parking.

This apartment presents an excellent opportunity for first-time buyers, investors, or those looking to downsize, benefiting from good access to local amenities and transport links.

Communal Entrance
Well-maintained communal entrance with access to the flat situated on the ground floor.

Entrance Hallway
Welcoming entrance hallway with doors off to the lounge diner, double bedroom and shower room.

Lounge/Diner
Light and airy lounge/diner consisting of a radiator, a door into the kitchen and a double glazed window to front elevation.

Kitchen
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. There is an electric oven and hob and space for a washing machine and a fridge/freezer. Comprising a radiator and a double glazed window to rear elevation.

Bedroom
Double bedroom benefitting from a fitted wardrobe, a radiator and a double glazed window to front elevation.

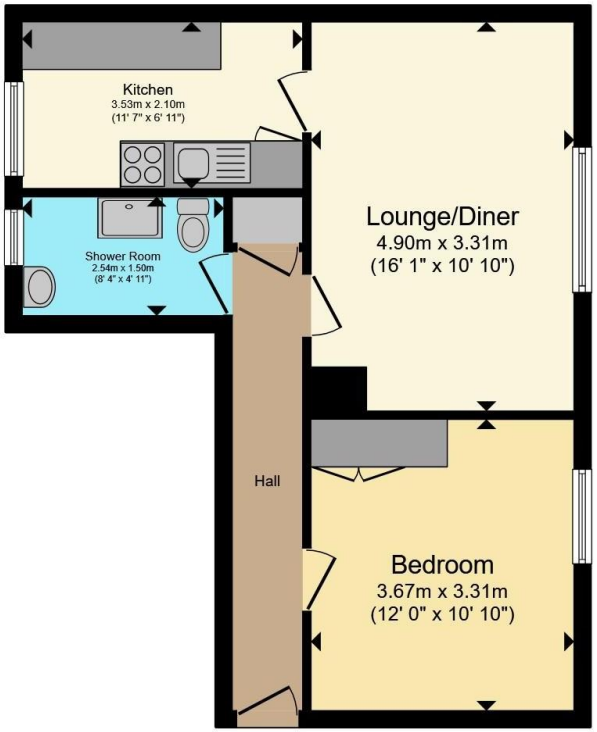
Shower Room
White three piece suite fitted with a wash hand basin and vanity unit, shower cubicle and a low level W/C. Having panelled walls, a radiator and a double glazed window to rear elevation.

Parking
Off road parking available to the front of the building.

Storage Shed
There is access to a storage shed at the rear of the block that belongs to the flat.

Lease Information
The property is leasehold with a lease length of 125 years from 1st October 1980, with an annual service charge of £715.00.

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 47.0 m² (506 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: D

Council Tax Band: A

Service Charge: 715.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313846

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1980. 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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