



Connells

Stephenson Court Station Approach
Leamington Spa

Stephenson Court Station Approach Leamington Spa CV31 3SN

for sale
£205,000



Property Description

This well-presented one double bedroom ground floor apartment is offered for sale with no onward chain, making it an excellent opportunity for first-time buyers or investors. Tucked away in a secure and quiet residential area whilst being perfectly positioned in the heart of the town centre, within walking distance of the train station, local parks, bars and restaurants. This home provides excellent transport links and is ideal for commuters and those looking to stay well connected.

The accommodation is accessed via a secure communal entrance hallway, leading to the apartment's private entrance. Inside, a welcoming hallway provides access to all rooms and features two generously sized storage cupboards, ideal for practical living.

The apartment offers a bright and spacious open-plan lounge, dining and kitchen area, creating a modern and sociable living space. There is also a well-proportioned double bedroom and a main bathroom fitted with contemporary fixtures.

Additional benefits include gas central heating, privacy blinds to both lounge area and bedroom and allocated parking, ensuring comfort and convenience.

Early viewing is highly recommended.

Communal Entrance

Well maintained communal entrance with access to the apartment situated on the ground floor.

Entrance Hallway

Welcoming entrance hallway with a telephone entry system, a radiator, a storage cupboard housing the combi boiler, a further generously sized storage cupboard and doors to all rooms.

Lounge/Dining Area

Light and airy lounge/dining area consisting of two radiators, a television point and a double glazed window to front elevation benefitting from privacy blinds.

Kitchen Area

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel, sink and drainer unit. Integrated appliances include an electric oven and an electric hob with extractor fan over, whilst having a freestanding washer/dryer and a freestanding fridge/freezer. Comprising a further extractor fan.

Bedroom

Generously sized double bedroom comprising a radiator and a double glazed window to front elevation benefitting from privacy blinds..

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C.

Having partly tiled walls, a heated towel rail and an extractor fan.

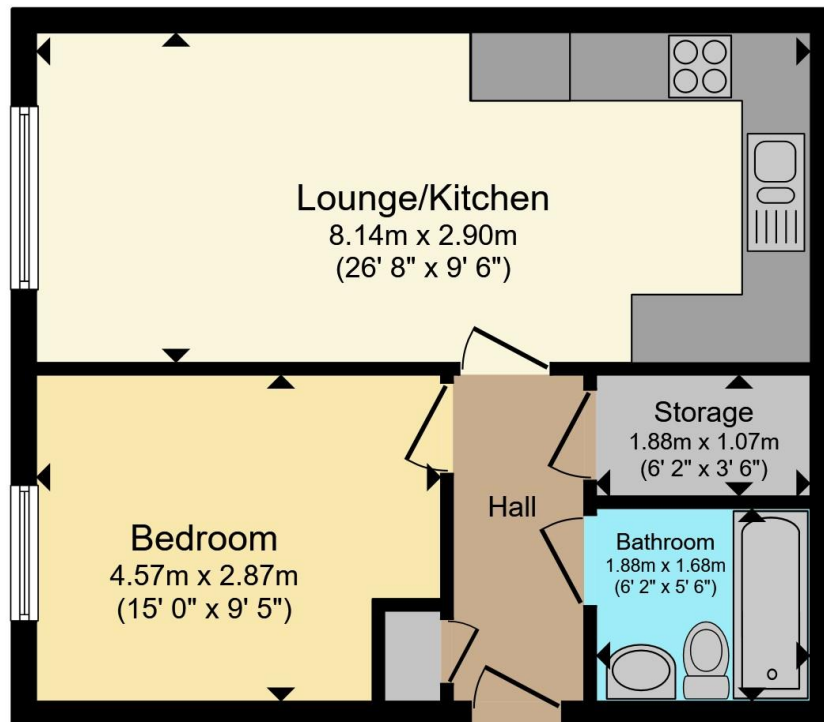
Parking

Allocated parking space to the front of the property with additional (unallocated) parking for residents and visitors to the rear.

Lease Details

The property is leasehold with a lease term of 125 years from 1st October 2019. The property is subject to management costs to include a monthly service charge of £93.18.





Total floor area 39.8 m² (428 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

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1125.60

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315408

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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