



Connells

The Corner House Windsor Place
Leamington Spa

The Corner House Windsor Place Leamington Spa CV32 5EN

for sale offers over
£220,000



Property Description

Situated within easy walking distance of Leamington Spa town centre, this well-presented top floor apartment offers spacious accommodation and the benefit of no onward chain.

Accessed via a secure communal entrance with the added convenience of a lift, the apartment is located on the top floor and opens into a welcoming entrance hallway. The accommodation comprises two generously sized double bedrooms, a bright and comfortable lounge, a separate fitted kitchen, and a bathroom. There is also a allocated parking space.

Ideally positioned for access to the town centre, local amenities, shops, restaurants, and transport links, this apartment presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Communal Entrance

Well-maintained communal entrance with stairs and lift providing access to the apartment situated on the third floor.

Entrance Hallway

Welcoming entrance hallway having ceiling spotlights, an electric radiator, two built-in cupboards, one housing the hot water tank and doors to all rooms.

Lounge

Spacious, light and airy lounge with an electric radiator and a double glazed window to rear 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. Integrated appliances include an electric oven, electric hob with cooker hood over, a dishwasher, a washing machine and a fridge/freezer. Comprising an electric radiator?? and tiled flooring.



Bedroom One

Double bedroom consisting of a built-in wardrobe, an electric radiator and a double glazed window to rear elevation.

Bedroom Two

Double bedroom having an electric radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having tiled flooring, a heated towel rail and a double glazed window to side elevation.

Parking

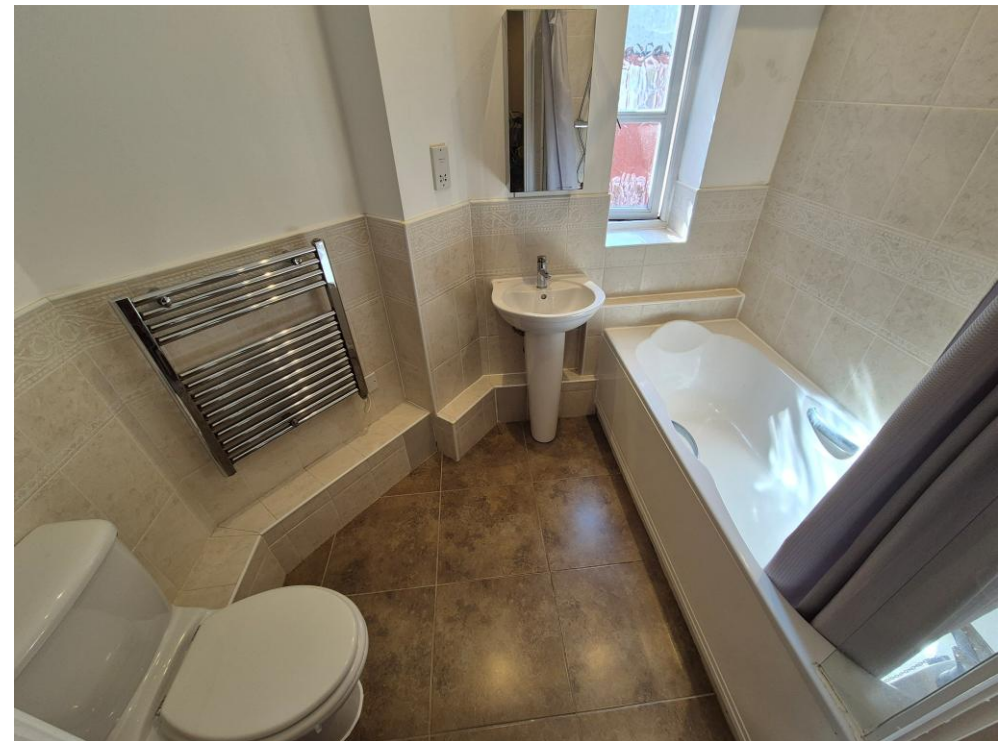
There is an allocated parking space within the residents car park.

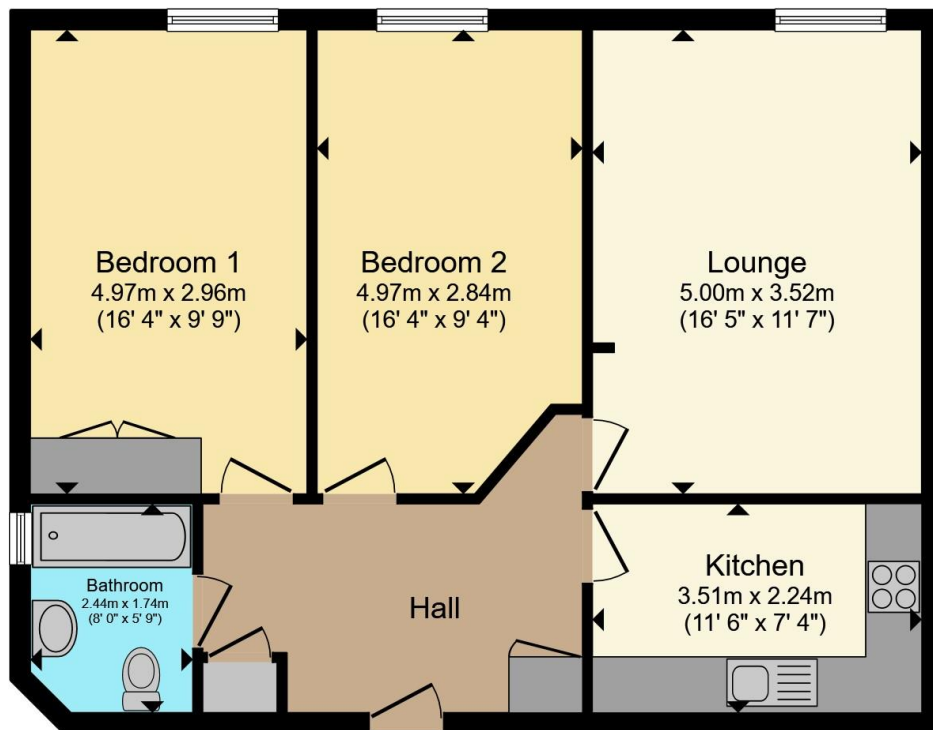
Lease Information

The property is leasehold with a lease length of 999 years from 1st January 2000. The property is subject to management costs to include an annual ground rent of £350 and an annual service charge of £3120.

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 69.5 m² (748 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

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
Band: D

Service Charge:
3120.00

Ground Rent:
350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314751

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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