



Connells

Claremont Road
Leamington Spa



Property Description

Investor opportunity! Tenanted one bedroom first floor apartment.

A fantastic investment opportunity for landlords and property investors, this immaculate one double bedroom first floor apartment comprises, a welcoming communal entrance, spacious lounge, breakfast kitchen, double bedroom and modern bathroom.

Additional benefits:

Communal parking providing convenient and off road parking for tenants.

Lawned communal rear garden offering a peaceful outdoor space for tenants to enjoy.

Current tenancy:

The property is currently rented on a one year contract at £885 per calendar month until May 2026 providing a secure and predictable income stream for investors.

Key investment highlights:

Immaculate condition, minimizing maintenance and upkeep costs.

Secure tenancy, providing a predictable income stream.

Convenient location, close to local amenities, train station and the town centre.

Entrance

Welcoming communal entrance with stairs rising to the first floor.

Entrance Hallway

Having a built-in cupboard and doors to the lounge and shower room.

Lounge

10' 5" x 13' 2" (3.17m x 4.01m)

Consisting of a vertical radiator, a double glazed window to side elevation and access to the kitchen.

Kitchen

9' 6" max x 8' 4" (2.90m max x 2.54m)

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 cookerhood over and a dishwasher, whilst providing space for a fridge/freezer. Benefitting from a breakfast bar, a cupboard housing the hot water tank and a double glazed window to rear elevation.

Bedroom

9' 6" x 7' 11" (2.90m x 2.41m)

Double bedroom having a radiator and a double glazed window to front elevation.

Shower Room

Modern three piece suite, fitted with a wash hand basin, walk-in double shower with drencher shower and a W/C with concealed cistern. Having partly tiled walls, ceiling spotlights, a shaver point and an extractor fan.

Parking

Communal off road parking to front of the building.

Communal Garden

Communal, well maintained lawned garden to the rear of the building.

Lease Information

The property is being sold with a share of the freehold. The lease length of 999 years from 29th September 1983. The property is subject to management costs to include an annual service charge of £320. Further information available upon request.





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.focalagent.com

To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: D
 Council Tax
 Band: A

Service Charge: 320.00
 Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1983. 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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