

Connells

Alexandra Court Brunswick Street Leamington Spa

Alexandra Court Brunswick Street
Leamington Spa CV31 2DX

for sale
£180,000







Property Description

Ideally located within close proximity to Leamington town centre and the train station, this apartment offers convenient and comfortable living. The property is accessed via a communal entrance hallway, which leads to a private entrance hall with doors opening to all principal rooms.

Accommodation comprises a spacious lounge diner, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. The layout is both practical and welcoming, making the apartment ideal for a range of buyers.

Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, investors, or those seeking a centrally located home with easy access to local amenities and transport links.

The current owner have renovated the apartment between 2023-2025, to include; new carpets to master bedroom and hallway. The property has also been fully repainted with moisture free paint to the bathroom, hallway and kitchen, new flooring has been fitted as well as new kitchen appliances (except for gas hob). The property is available for sale with no chain and fully furnished.

Communal Entrance

Well maintained communal entrance with stairs rising to the flat situated on the first floor.

Entrance Hallway

Welcoming entrance hall with a cupboard housing the central heating boiler, a radiator and doors to all rooms.

Lounge

13' 4" x 16' 8" (4.06m x 5.08m)

Spacious, dual aspect lounge having laminate flooring, a radiator and windows to front and side elevations.

Kitchen

13' 4" x 6' 2" (4.06m x 1.88m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven and gas hob with cooker hood over, with space for a washing machine and space for an under counter fridge. Comprising ceiling spotlights, laminate flooring and a window to rear elevation.

Bedroom One
13' 1" x 12' 3" (3.99m x 3.73m)
Double bedroom having laminate flooring, a radiator and a window to side elevation.

Bedroom Two
10' 3" x 8' 6" (3.12m x 2.59m)
Comprising laminate flooring, a radiator and a window to front elevation.

Bathroom
White three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and ceiling spotlights.

Parking
On-street parking available

Garage
Connells advise an internal inspection is yet to be carried out.

Lease Information
The property leasehold with a lease length of 125 years from 27th October 2016. The property is subject to management charges to include an annual ground rent of £250 and an annual service charge of £720.

Agent's Note
Connells advised the property is currently tenanted until November 2026 with a current monthly rent of £1,200. The property is available for sale fully furnished.

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 63.3 m² (681 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: C

Council Tax Band: B

Service Charge: 720.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313799

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 2016. 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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