



Connells

Albert Court Leam Terrace
Leamington Spa



Property Description

Two-bedroom top-floor apartment, ideally suited for first-time buyers, investors, or those looking to downsize. Offering bright and modern living throughout, this property benefits from excellent natural light and a private position within the building, being sold with no onward chain.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious and versatile living/dining area, enhanced by Velux windows which flood the room with natural light. Eaves storage provides useful additional space.

A separate, fully fitted kitchen offers a range of modern appliances including a gas hob, electric oven, extractor fan, fridge, and washing machine.

There are two bedrooms, with the principal bedroom benefiting from fitted wardrobes, Velux window, and further eaves storage. The second bedroom is ideal as a guest room, home office, or nursery.

The property is completed by a modern bathroom featuring a white suite with bath and electric shower over, WC, and basin.

Externally, the property benefits from an allocated parking space to the rear, with additional on-street parking available. Further benefits include gas central heating.

Communal Entrance

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

Entrance Hallway

Welcoming entrance hallway with a telephone entry system, a radiator, laminate flooring and doors to the lounge, both bedrooms and the family bathroom.

Lounge

Generously sized lounge benefitting from ample natural light and consisting of a radiator and two windows to rear elevation. With an archway leading to the kitchen.

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 integrated electric oven and gas hob with cooker hood over, whilst providing space for an under counter fridge/freezer and a washing machine. Housing the gas central heating boiler and comprising laminate flooring and a velux window.

Bedroom One

Double bedroom benefitting from a built-in cupboard, a radiator and a velux window.

Bedroom Two

Having a radiator and a velux window to rear elevation.

Bathroom

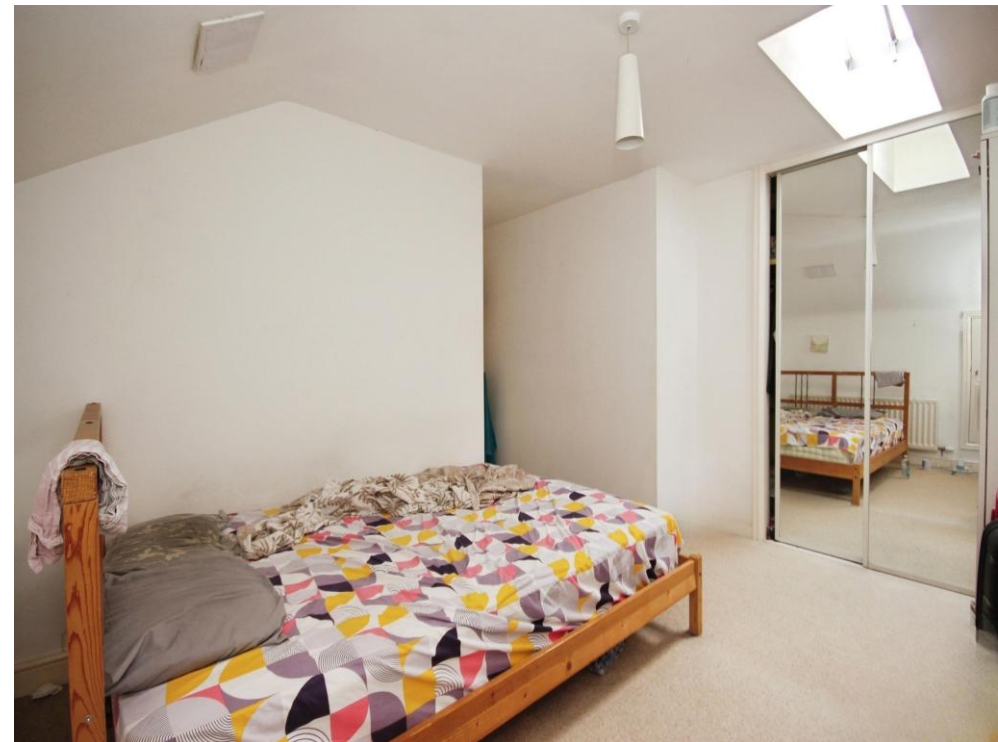
Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having a radiator and partly tiled walls.

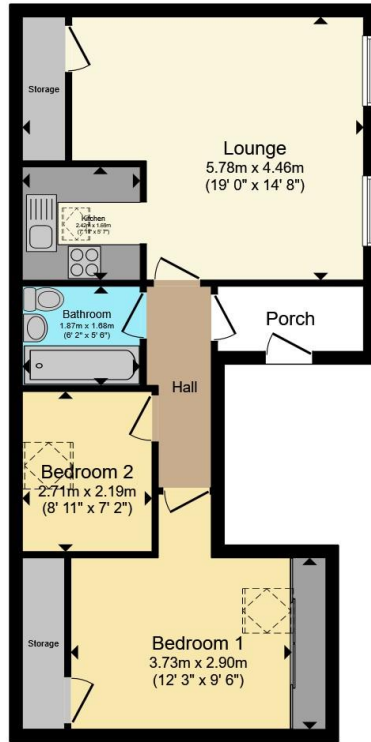
Parking

There is an allocated parking space to the rear, with additional on-street parking available

Lease Information

The property is leasehold with a lease length of 120 years from 1st April 1996. The property is subject to management charges which include an annual ground rent of £50 and an annual service charge of £1,284.





Total floor area 55.5 m² (597 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



To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 1284.50

Ground Rent:
 50.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/SPA315277](https://www.connells.co.uk/Property/SPA315277)

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Apr 1996. 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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