



Connells

Hitchman Court Hitchman Road
Leamington Spa



Property Description

Located within a short walk to the Leamington Spa train station and town centre, this studio apartment would make an ideal first time purchase or investment opportunity. Benefitting from its own private entrance and comprising, spacious open plan kitchen living dining room, shower room and mezzanine level. Outside the property benefits from communal gardens and off road parking is also available.

Lounge/Kitchen/Dining Area

13' 6" x 12' 7" (4.11m x 3.84m)

Lounge/Dining Area

Having laminate flooring, an electric radiator and a door leading to the inner hallway.

Kitchen Area

Fitted with wall and base units with work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, an integrated fridge and integrated washing machine. Comprising laminate flooring, ceiling spotlights and a double glazed window to rear elevation.

Inner Hallway

Providing useful storage space and comprising a storage cupboard and laminate flooring. With stairs rising to the mezzanine and a door to the shower room.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle and a low level W/C. Having tiled walls and ceiling spotlights.

Mezzanine

Providing space for a double bed, with restricted head height.

Parking

Once allocated parking space.

Communal Gardens

Lawned communal gardens available to the rear of the property.

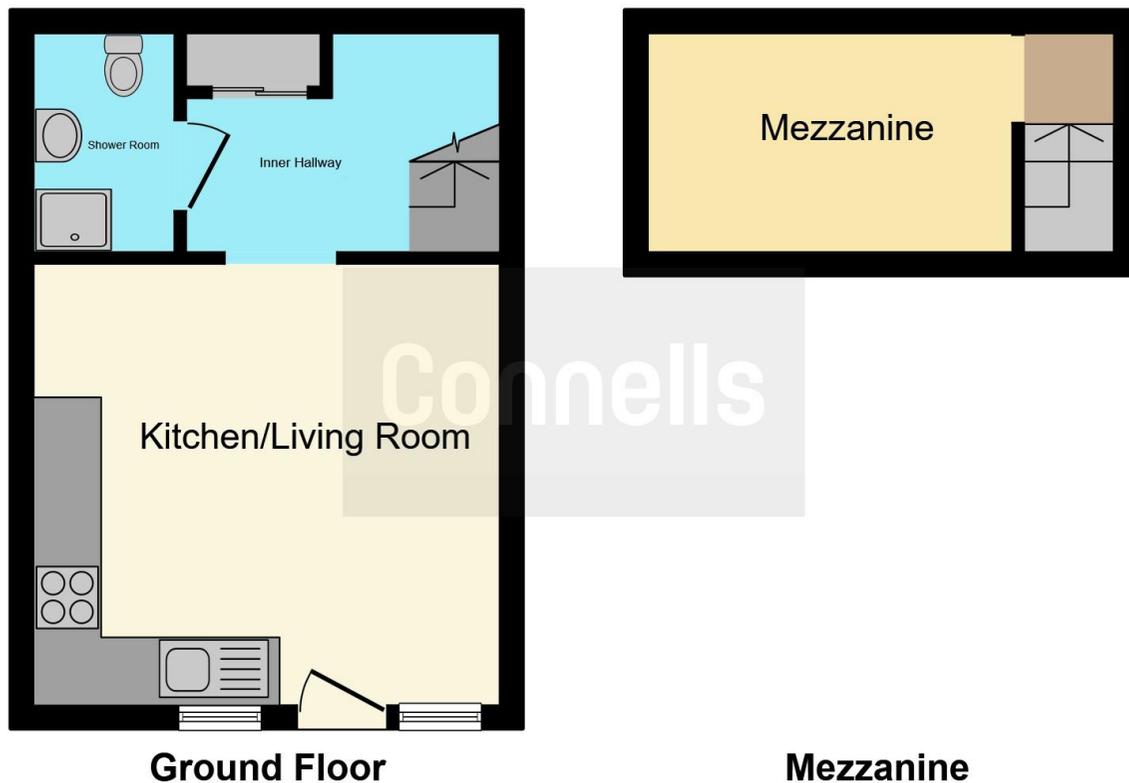
Lease Details

The property is leasehold with a lease length of 101 years from 1st January 2018. There is an annual £200 ground rent charge, an annual service charge of £1,200. Further information available upon request.

Agent's Note

Our seller has advised there is access to a communal laundry room which comprises; two washing machines and one dryer.





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
 LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax
 Band: A

Service Charge:
 1200.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313213

This is a Leasehold property with details as follows; Term of Lease 101 years from 01 Jan 2018. 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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