



## Church Street, Leamington Spa

£100,000

- Third Floor One Bedroom Apartment
- Gas Central Heating With Condensing Boiler
- Double Glazed Throughout
- No Onward Chain
- Situated in Central Leamington Spa Conservation Area
- Perfect First Time Purchase Or Buy To Let Opportunity
- EPC Rating D - 56
- Open Plan Lounge And Kitchen With Appliances
- One Double Bedroom
- Warwick District Council Tax Band A

# Church Street, Leamington Spa, CV31 1ER

Stylish One-Bedroom Apartment in Leamington Spa's Coveted Conservation Area That Is Offered with No Onward Chain

An opportunity to live in the heart of Leamington Spa in this bright and charming one-bedroom apartment, set within a converted Georgian townhouse. Perfect for first-time buyers or investors, it combines period character with modern open-plan living.

Just moments from boutique shops, cafés, restaurants, and scenic parks, with the train station and transport links close by, everything you need is on your doorstep.

The apartment features a light-filled living area with a fitted kitchen and a spacious double bedroom – a perfect town-centre retreat. Early viewing highly recommended!



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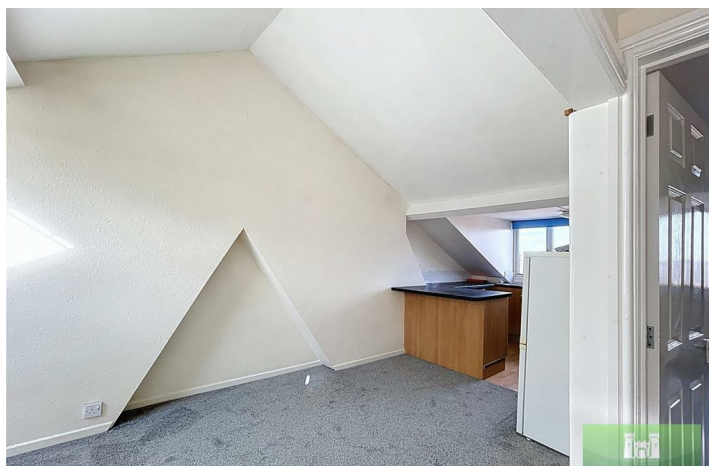


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D - 61

Council Tax Band: A



### **Communal Hallway**

Entered through a security intercom and having stairs to the third floor entrance into the apartment.

### **Bedroom**

Double glazed dormer window to the rear with a radiator beneath.

### **Lounge**

Having a velux window to the fore with a radiator beneath and eaves storage space. The lounge opens into the kitchen area.

### **Kitchen**

Fitted with a range of beech fronted units to wall and base. There is a stainless steel sink unit set into the counter top and having a double glazed window to the rear. Tiled splashbacks and a wall mounted condensing boiler. Appliances included within the sale are a washing machine, electric oven and fridge freezer.

### **Shower Room**

Having a white suite that comprises a shower cubicle with a electric shower, pedestal wash hand basin and a close coupled wc. Velux window, radiator and tiling to splashbacks.

### **Tenure**

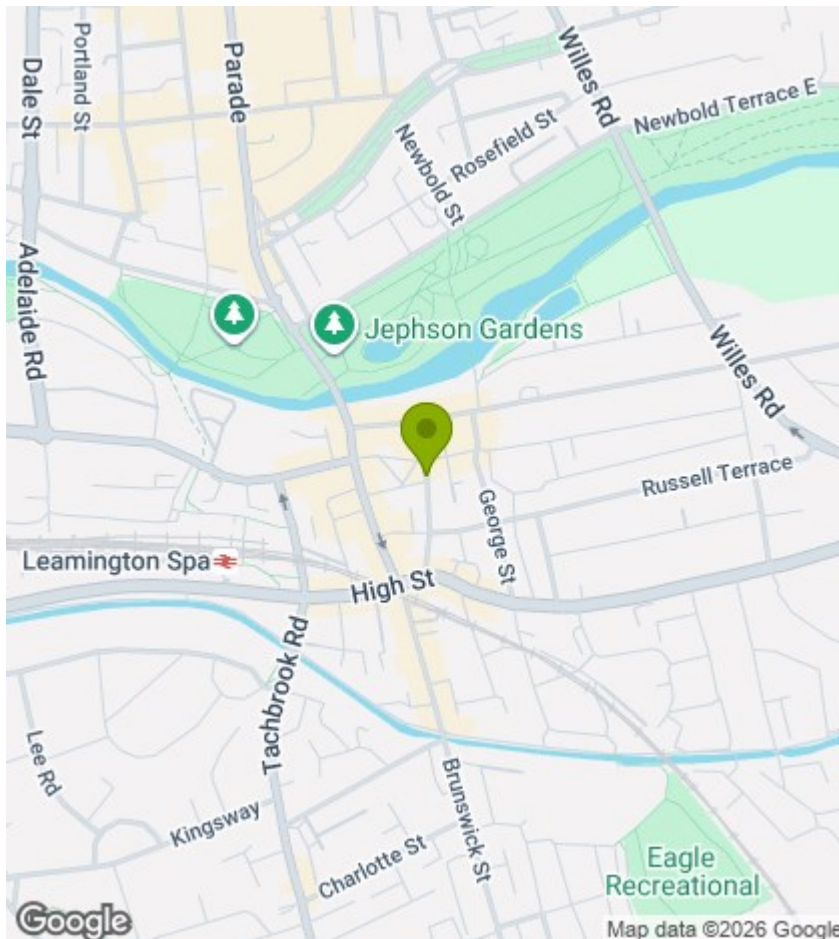
The property is leasehold.

The lease is 120 years from 1st January 2013 leaving an unexpired term of 108 years.

The annual ground rent is £200 and the maintenance charge is £2,300 per annum.

### **Fixtures and Fittings**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

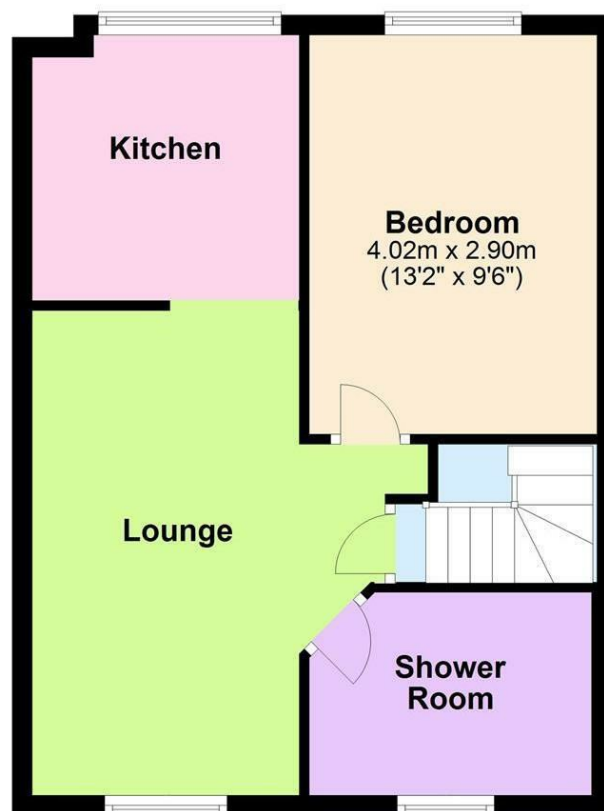
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 61      | 73                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 43.2 sq. metres (464.8 sq. feet)