



Barton Court Barton Crescent, Leamington Spa, CV31 1SR

Price Guide £140,000

GROUND FLOOR... 125 YEAR LEASE UPON COMPLETION... VACANT... NO UPWARD CHAIN... PARKING... COMMUNAL REAR GARDEN... PVCU DOUBLE GLAZING... GAS CENTRAL HEATING... PERFECT FOR THE FIRST TIME BUYER OR INVESTMENT. Located on Barton Crescent in Leamington Spa, this delightful ground floor flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious living dining room that welcomes you with warmth and light with the full height picture window.

The flat features one generously sized double bedroom, perfect for restful nights and peaceful mornings and the bathroom is well-appointed and newly installed ensuring convenience and comfort. With PVCu double glazing throughout, you can enjoy a quiet and energy-efficient living space, while the gas central heating guarantees warmth during the cooler months.

One of the standout features of this property is the secure access, providing peace of mind for residents. Additionally, the communal garden to the rear offers a lovely outdoor space to unwind or socialise with neighbours. Parking is also available, adding to the convenience of this well-located flat.

This property is offered as VACANT with NO UPWARD CHAIN and comes with a new 125-year lease upon completion, making it an attractive option for those looking to move in without delay. Its prime location in Leamington Spa means you are close to local amenities, parks, and transport links, enhancing the appeal for both personal living and rental potential.

Approach



Accessed via a security door into the:

Communal Area

This property can be found on the right. Through the front door into the:

Entrance Hallway



Having secure intercom system, airing cupboard and doors leading off to:

Storage / Home Office

6'7 x 4'7 (2.01m x 1.40m)

Bedroom

14'10 x 9'10 (4.52m x 3.00m)



Having a PVCu double glazed window to the front elevation.

Lounge Dining Room

16'3 x 10'7 (4.95m x 3.23m)



Having a PVCu double glazed full height window to the rear elevation and door leading off to the:

Kitchen

10'0 x 5'11 (3.05m x 1.80m)



Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer and tiling to all splash prone areas.

Bathroom



(Not measured) Being newly installed and having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level

flush WC, pedestal wash hand basin and splash back boarding to all splash prone areas. There are also two built-in cupboards to the one wall.

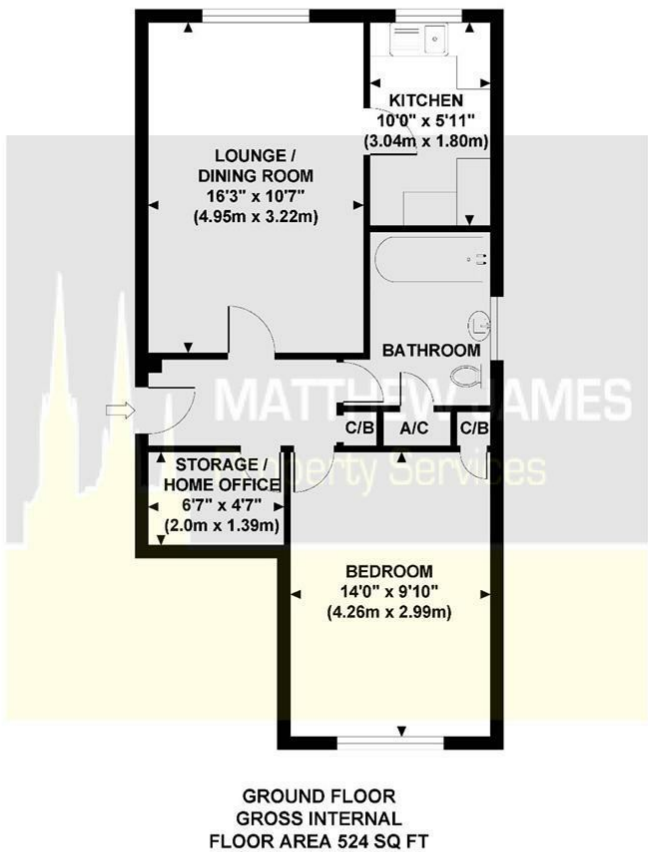
Rear Communal Garden



Laid to lawn providing communal usage for relaxing, drying clothes and bike storage.

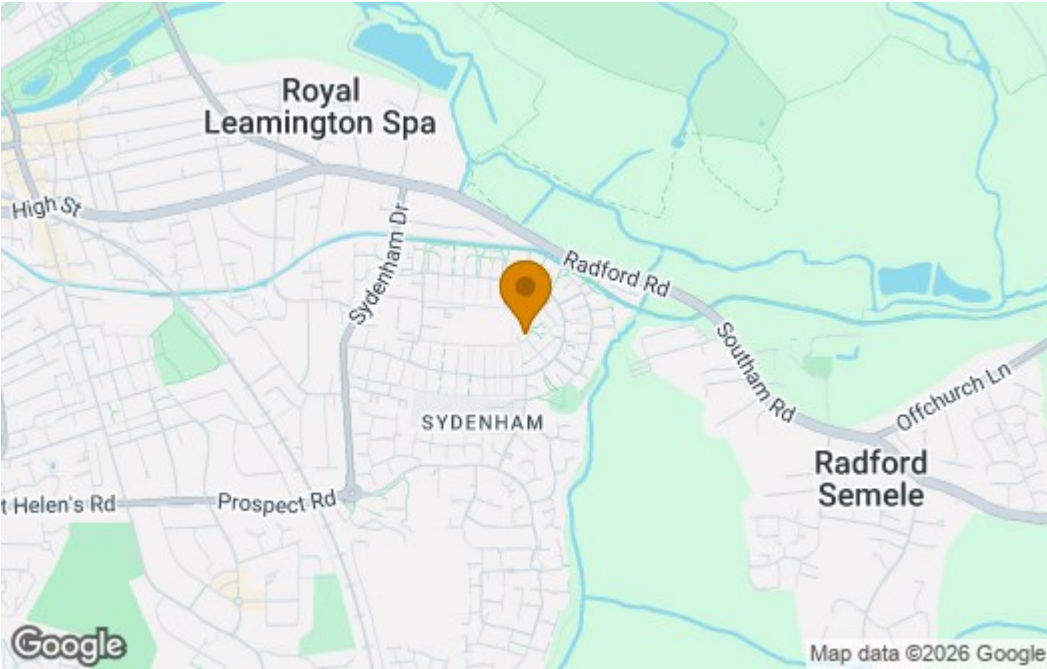
Floor Plan

52 BARTON COURT
Approximate Gross Internal Area 524 sq ft / 48.70 sq m

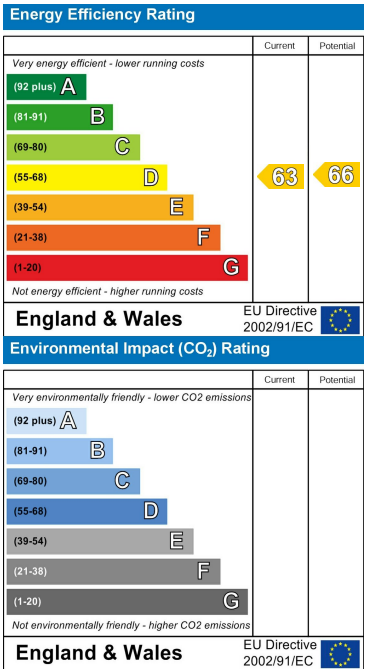


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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