



Connells

Cranleigh Court High Street
Cubbington Leamington Spa

Cranleigh Court High Street Cubbington Leamington Spa CV32 7LZ

for sale
£110,000



Property Description

Located in the highly sought-after village of Cubbington, this well-presented one double bedroom ground floor apartment offers spacious and comfortable accommodation throughout.

The property briefly comprises a welcoming entrance hallway, a generous lounge, a modern fitted kitchen, a spacious double bedroom with fitted wardrobes, and a family bathroom.

Externally, the property benefits from communal parking and a garage located en bloc, providing additional storage and convenience.

An ideal purchase for first-time buyers, downsizers, or investors, this attractive apartment enjoys a desirable village location with excellent local amenities and transport links nearby.

Communal Entrance

Well maintained communal entrance with access to the flat situated on the ground floor.

Entrance Hallway

Welcoming entrance hallway having a telephone entry system, a cupboard housing the hot water tank and doors to the lounge, kitchen, double bedroom and bathroom.

Lounge

Spacious lounge consisting of two storage heaters and a double glazed window to front elevation.

Kitchen

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include a double electric oven, electric hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Comprising a built-in storage cupboard, tiled flooring and a

double glazed window to rear elevation.

Bedroom

Double bedroom having a storage heater, two fitted wardrobes and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and low level W/C. Having fully tiled walls and a double glazed window to rear elevation.

Parking

Communal parking to the front of the property on a first come first serve basis.

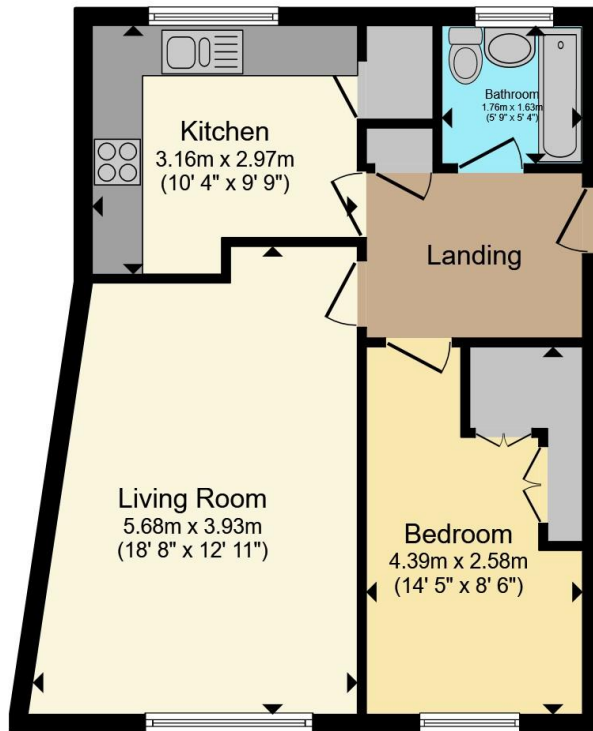
Garage

Single garage en-bloc located to the rear of the building.

Lease Information

The property is leasehold with a lease length of 125 years from 25th March 1978. The property is subject to lease charges to include an annual ground rent of £80 and an annual service charge of £1500.





Total floor area 50.0 m² (538 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

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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: B

Service Charge:
 1500.00

Ground Rent:
 80.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315428

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1978. 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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