



Connells

Morton House Morton Street
Leamington Spa

Morton House Morton Street Leamington Spa CV32 5TR

for sale offers over
£240,000



Property Description

A beautifully presented two-bedroom ground floor apartment in a sought-after North Leamington Spa location, just 0.4 miles from the town centre.

Approached through a well-maintained communal entrance to a private front door, the apartment opens into a welcoming hallway leading to a bright, open-plan kitchen and lounge - ideal for relaxed evenings in or entertaining. Two well-proportioned bedrooms and a modern bathroom complete the accommodation, along with a generous storage cupboard for everyday practicality.

Outside, residents benefit from a private, allocated parking space within the building's own inner courtyard (in addition to being able to request an on-street parking permit) - a genuine advantage in this popular, well-connected pocket of Leamington.

With easy access to local amenities, transport links and green spaces, this well-located apartment suits first-time buyers, professionals, couples, or investors alike.

fridge/freezer. Housing the wall-mounted combi-boiler and comprising laminate flooring, two radiators, ceiling spotlights and double glazed windows to front and side elevation.

Communal Entrance

Well-maintained communal entrance giving access to the apartment which is situated on the ground floor.

Entrance Hallway

Welcoming entrance hallway having a telephone entry system, a built-in storage cupboard, ceiling spotlights and doors to all rooms.

Open Plan Lounge/Kitchen/Diner

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Integrated appliances include an electric oven, electric hob with cooker hood over, a dishwasher, washing machine and a

Bedroom One

Double bedroom having laminate flooring, a radiator, ceiling spotlights and a double glazed window to side elevation.

Bedroom Two

Double bedroom having laminate flooring, a radiator, ceiling spotlights and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail, ceiling spotlights and a double glazed window to rear elevation.

Parking

There is an allocated (corner) parking space within the courtyard as well as permit parking available.

Lease Information

The property is being sold with a share of the freehold. The lease length is 999 years from 1st October 2017. The property is subject to management costs to include an annual service charge of £267.00.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 47.5 m² (511 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: C Council Tax
 Band: B

Service Charge: 267.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315202

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2017. 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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