

FOR SALE



Waterside, The Moorings, Leamington Spa

2 Bedroom, 1 Bathroom, Ground Floor Flat

£220,000


MARTIN&CO



- Two double bedrooms
- Ground floor apartment
- Spacious living room
- Gas central heating
- Double doors overlooking canal
- Close to town and station
- Ideal first time buy or investment
- No chain

This two bedroom apartment is situated within the popular gated development of The Moorings and perfectly located for the town and station. There are two double bedrooms, bright and spacious living room, fitted kitchen with space for dining, bathroom and residents parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY

9' 9" x 3' 4" (2.97m x 1.02m)

With access to living room, bedrooms and bathroom.

LIVING ROOM

15' 5" x 10' 11" (4.7m x 3.33m)

French doors opening onto Juliet balcony, radiator.

KITCHEN

15' 6" x 6' 5" (4.72m x 1.96m)

A range of wall and base units, electric oven with ceramic hob and extractor above, space and plumbing for washing machine and dishwasher, Worcester Bosch central heating boiler, double glazed windows to the front and radiator.



BEDROOM ONE

12' 0" x 10' 4" (3.66m x 3.15m)

Double glazed windows to the front, radiator.

BEDROOM TWO

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed windows to the rear, radiator.

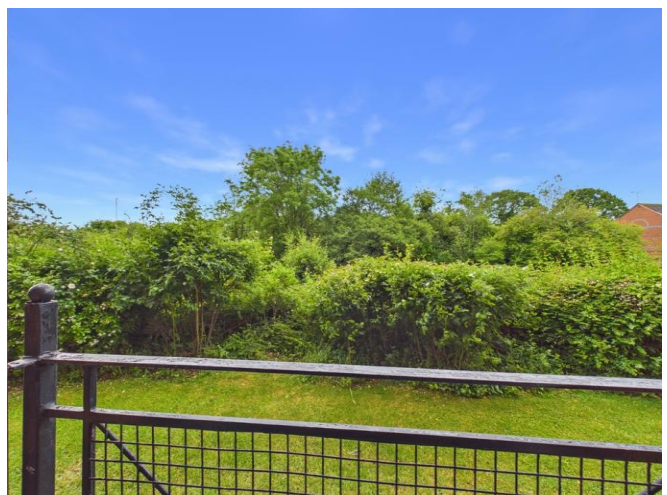
BATHROOM

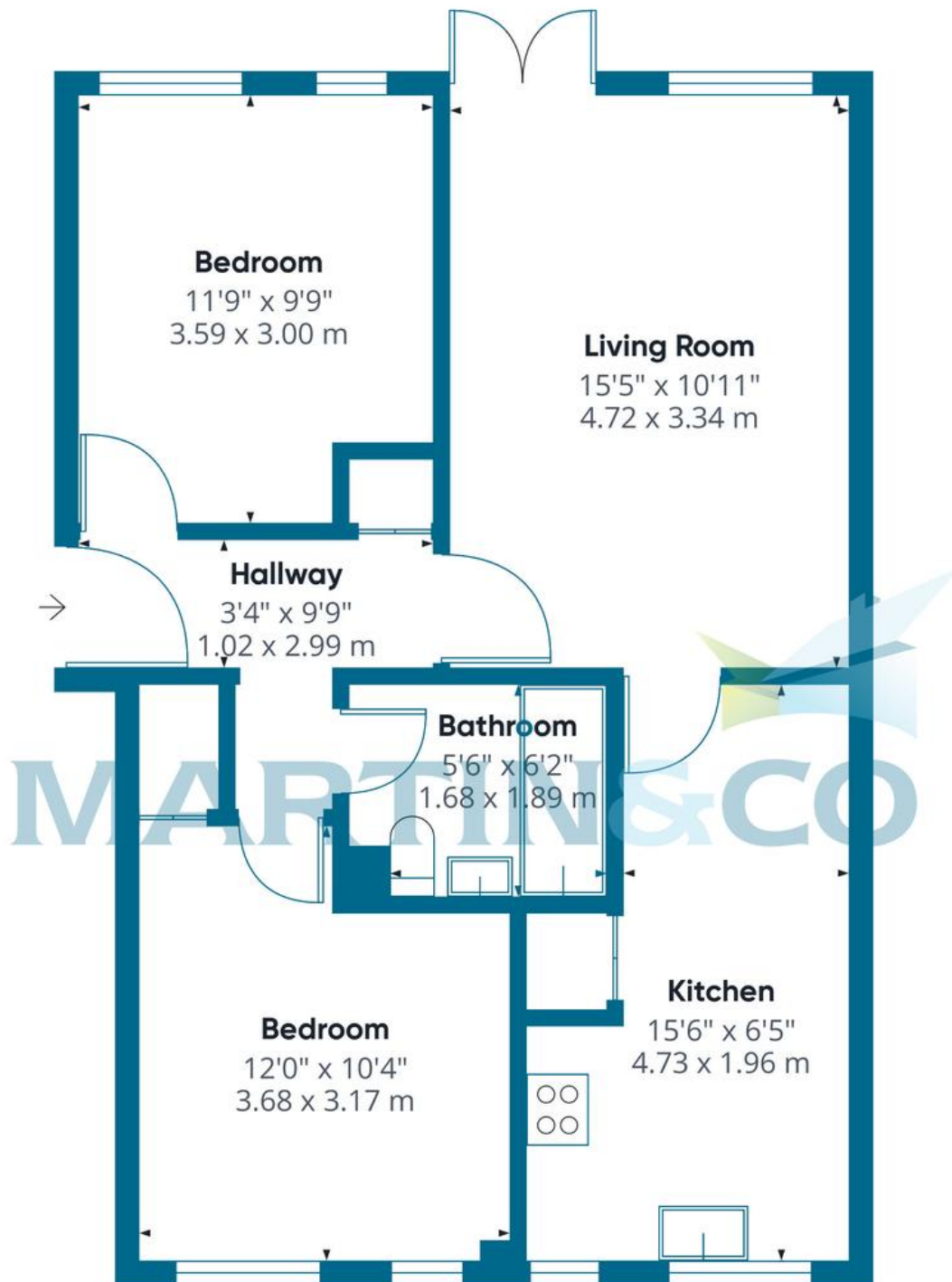
6' 2" x 5' 6" (1.88m x 1.68m)

Fitted with a bath, shower screen and overhead shower, wash hand basin, and low-level W.C, tiled walls and radiator.

TENURE

The property is leasehold with a 125 year lease from 25th December 1994 with an annual ground rent of £110.00 and the current service charge is approximately £1480.00 per annum, this information should be checked and verified by your legal representative.





Approximate total area

626 ft²

58.3 m²

Martin & Co Leamington Spa **01926 889 054**

38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY
<http://www.martinco.com>
 T: 01926 889 054 • E: leamingtonspa@martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

