


PRICE GUIDE

# £212,000

## Cobham Green

Leamington Spa, CV31 2TH

## PROPERTY SUMMARY

Situated in the popular residential area of Whitnash, this two-bedroom top-floor apartment offers an appealing opportunity for first-time buyers, professionals and investors alike. The accommodation provides a practical layout comprising a reception room, kitchen, two bedrooms and bathroom. The property is conveniently positioned for access to the local amenities of Whitnash and the wider facilities of Royal Leamington Spa, making it a potentially attractive choice for those seeking a well-located home or investment property. The property also benefits from 'No Chain'.

Whitnash benefits from a range of everyday amenities, local shops and community facilities, whilst the nearby town centre of Leamington Spa offers a wider selection of shopping, restaurants, cafés and leisure facilities. The area also provides access to road links and public transport connections serving the surrounding Warwickshire area, whilst the M40 motorway corridor links the area to Birmingham and London centres of commerce.

An internal inspection is recommended to appreciate the accommodation and location on offer. The property would suit buyers looking to take their first step onto the property ladder, as well as investors seeking a two-bedroom apartment in an established residential setting.

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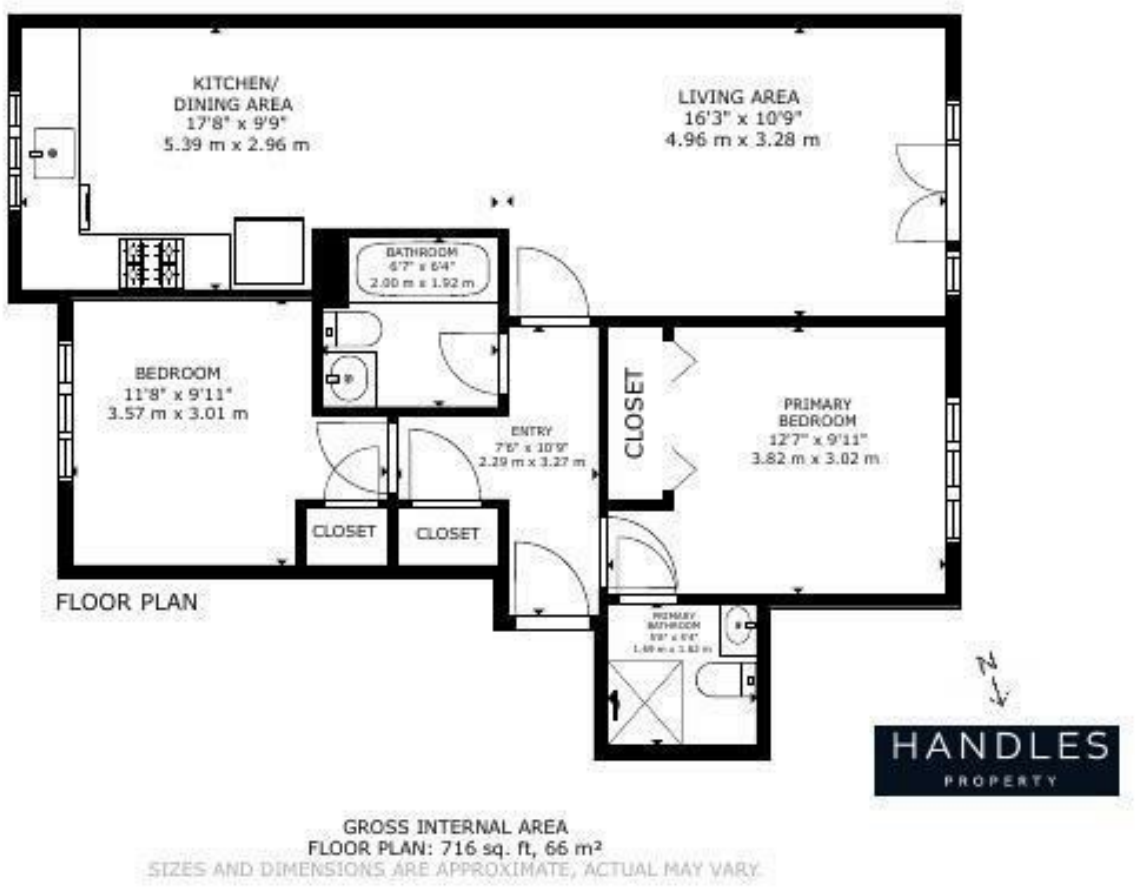












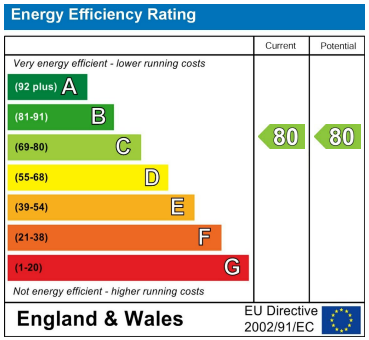

GROSS INTERNAL AREA
FLOOR PLAN: 716 sq. ft, 66 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## LOCAL AUTHORITY

## TENURE
Leasehold

## COUNCIL TAX BAND

## VIEWINGS
By prior appointment only




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY

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