



**Connells**

Barton Court Barton Crescent  
Leamington Spa



### Property Description

A well-presented two-bedroom ground floor apartment offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers or investors.

The property offers spacious and well-proportioned accommodation, comprising two good-sized bedrooms, a bright lounge/diner, and a fitted kitchen, providing comfortable and practical living space throughout.

Further benefits include access to a communal garden for residents, offering a pleasant outdoor space to enjoy.

Conveniently located, the apartment is close to a range of local amenities, falls within good school catchment areas, and provides easy access to the town centre, making it a great choice for those seeking both convenience and connectivity.

### Entrance Hallway

Welcoming entrance hallway with a storage heater, telephone entry system and doors to all rooms.

### Lounge/Diner

19' 4" x 9' 3" ( 5.89m x 2.82m )

Spacious, light and airy lounge with a double glazed window to front elevation.

### Kitchen

13' 2" x 6' 11" ( 4.01m x 2.11m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising a double glazed window to front elevation.

### **Bedroom One**

12' 10" x 10' 8" ( 3.91m x 3.25m )

Double bedroom with a double glazed window to rear elevation, over looking the communal garden.

### **Bedroom Two**

10' 8" x 7' 5" ( 3.25m x 2.26m )

Double bedroom with a double glazed window to rear elevation.

### **Wet Room**

Three piece suite fitted with a wash hand basin, shower and low level W/C.

### **Parking**

Communal parking.

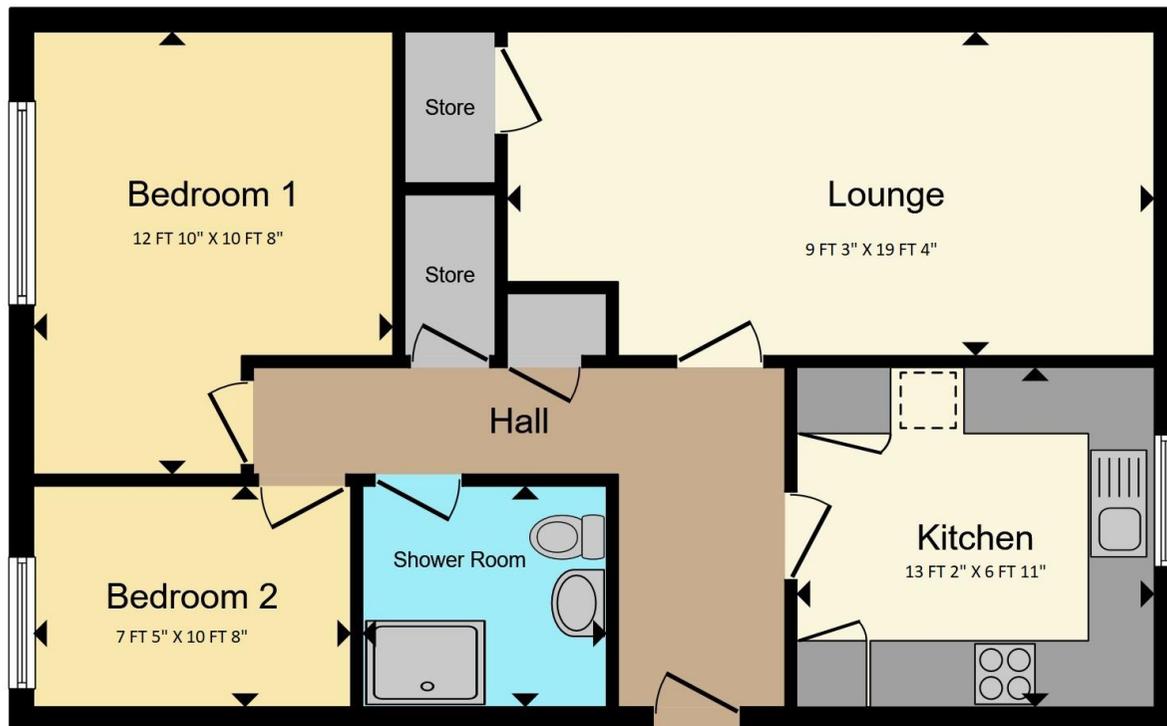
### **Communal Garden**

Well-maintained communal garden being mainly laid to lawn.

### **Lease Information**

The property is leasehold with a lease length of 125 years from 14th February 2019. The property is subject to management charges to include an annual ground rent and service charge totaling to £1,560.





Total floor area 62.1 m<sup>2</sup> (668 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](http://www.propertybox.io)



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:  
 1560.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA308505](http://connells.co.uk/Property/SPA308505)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Feb 2019. 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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