



ALBANY TERRACE

LEAMINGTON SPA, CV32 5LP

GUIDE PRICE £185,000
LEASEHOLD

Situated in the heart of the highly sought-after Royal Leamington Spa, this beautifully presented one-bedroom second-floor apartment offers generous and stylish accommodation in an exceptional location. Just a short stroll from the town centre, the property enjoys easy access to an excellent range of shops, restaurants, cafés, and local amenities, making it ideal for professionals, first-time buyers, or investors alike.

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Property Particulars:

-Upon entering the property, you are welcomed into an entrance hallway, which provides access to all other rooms within the home.

- This immaculately presented apartment features a spacious lounge flooded with natural light through dual-aspect windows, creating a bright and welcoming living space. The room also offers ample space for a breakfast table, making it ideal for both relaxing and dining.

-The property boasts fully fitted kitchen in keeping with the rest of the home. With a range of wall and base units, along with an integrated electric oven and gas hob, plus space for freestanding fridge freezer.

-The bedroom is a substantial double room, benefitting from fully fitted wardrobes.

-The shower-room is conveniently located close to the bedroom and is fitted with a white tiled suite, comprising a heated towel rail, a shower, a hand basin, and a WC.

Further Property Information:

-This lovely property also benefits gas central heating, boarded loft space for storage and double glazing throughout.

Important Property Information:

Tenure: Leasehold 971 Years remaining

Maintenance Fee: £75 per month

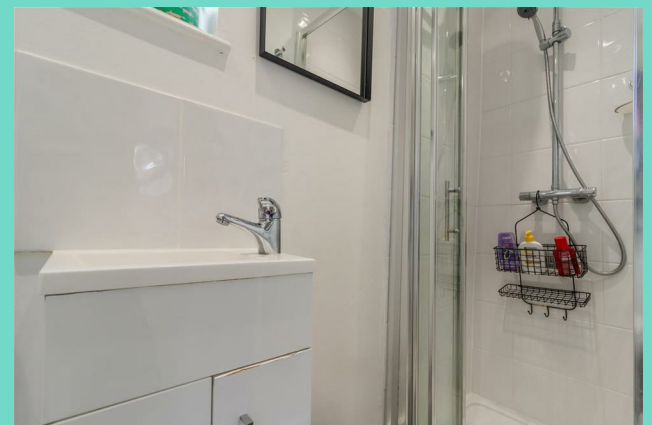
EPC: D

Council Tax Band: A

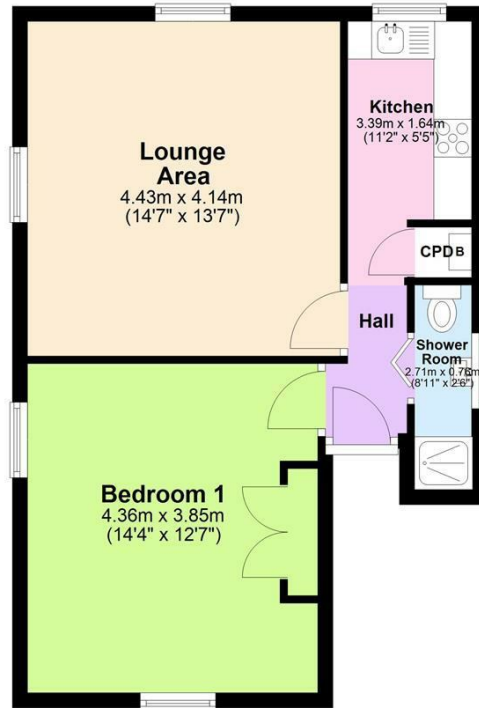
Local Authority: Warwick District Council



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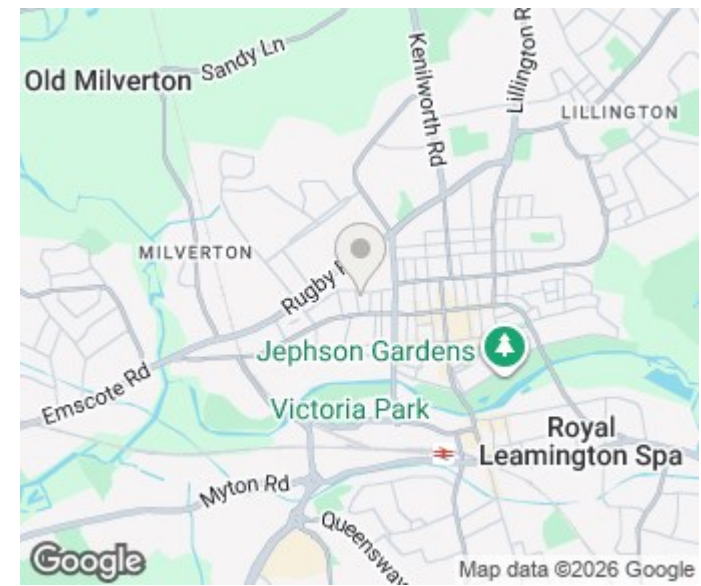


Ground Floor
Approx. 46.5 sq. metres (500.2 sq. feet)



Total area: approx. 46.5 sq. metres (500.2 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s). Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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