



THE COURTYARD APARTMENT, LEAM TERRACE, LEAMINGTON SPA, CV31 1BQ



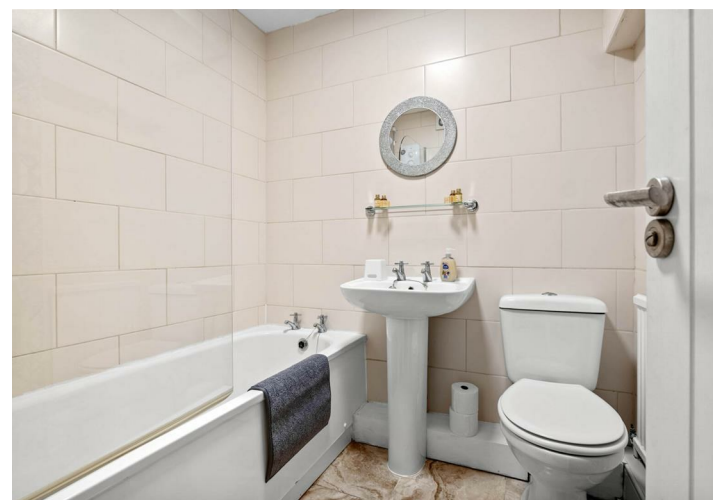
## Property Description

\*\*\* GARDEN APARTMENT WITH GARAGE IN LEAMINGTON SPA TOWN CENTRE \*\*\* Located in the heart of Leamington Spa on the popular Leam Terrace is this superb property. Just a short walk across the bridge to the award winning Jephson Gardens this property is perfectly placed for Leamington Spa Railway station providing access to London in little over an hour and the bars, bistro's and boutique's of the main Parade.

The property is accessed via stone steps behind the fore garden and in brief the property comprises of; private front door, entrance hall, bathroom with white bathroom suite, shower over the bath, generous bedroom approx. 14ft x 14ft with a pair of fitted double wardrobes, living room with door out on to private courtyard garden the perfect place for a coffee and a read on a Sunday morning. The kitchen has a suite of floor and wall mounted units and includes an electric oven and hob.

From the courtyard garden there are steps up to the recently laid communal patio which measures the width of both buildings where there is access to the garage area. The garage that comes with this property is the first one through this entrance. The property is centrally heated via a communal boiler that services the building with heating and hot water. The cost of this is included in the monthly service charge.

This is one of only a handful of garden apartments in Leamington Spa that also benefits from having a garage and should be viewed to appreciate.





## Key Features

- Town Centre Location
- Garden Apartment
- 1/10th Share of the Freehold
- Garage En Bloc
- Hot Water and Heating included in Service Charge
- Own Front Door
- One Bedroom
- Open plan Living Room Kitchen
- Bathroom
- No Chain

**Local Authority** – Warwick

**Council Tax** – Band B

**Tenure** – Leasehold



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# Additional Information

## Service Charge

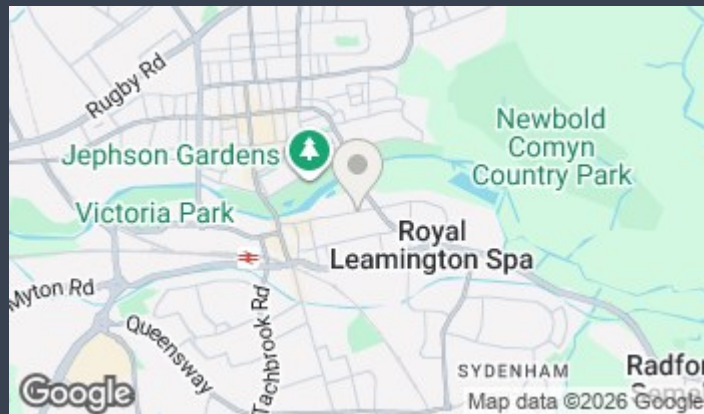
We are informed by the seller that the service charge on a solo occupancy is £175 per calendar month and £195 on a joint occupancy per calendar month. The service charge includes all hot water and heating for the property.

## Lease Term

We are informed by the seller that 948 years remain on the lease.

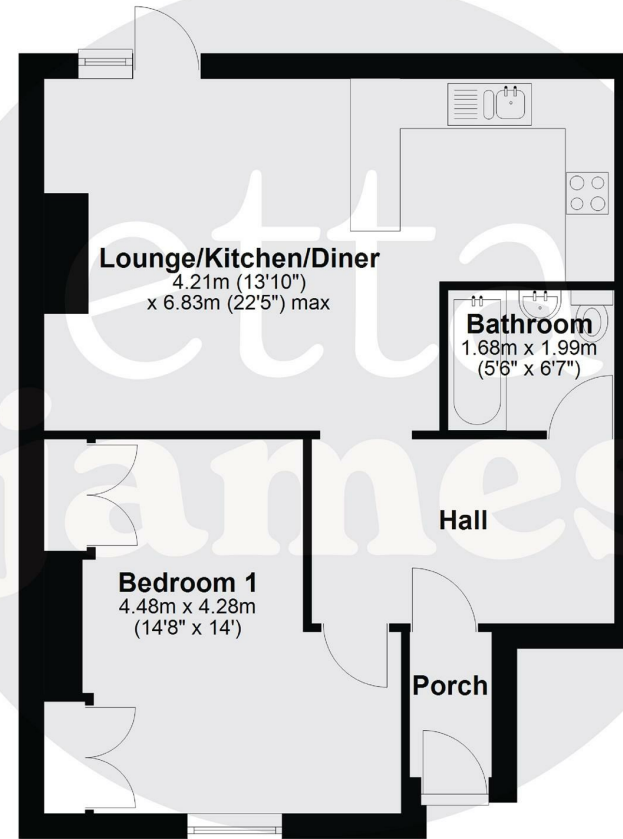
## Ground Rent

We are informed by the seller there is no ground payable as the property comes with a 1/10th share of the freehold.



## Lowest Ground Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 56.2 sq. metres (604.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 and choose option 1 or email [james@ettajames.co.uk](mailto:james@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

