





Property Description

Ideally located in the heart of Leamington Spa with the town centre on the doorstep, this modern studio apartment presents an excellent investment opportunity with a tenant already in residence.

The accommodation comprises an open-plan lounge and kitchen area, bathroom, and mezzanine level, offering a practical and contemporary living space. Externally, the property benefits from one allocated parking space and decked seating area.

The property also benefits from a lease extended to 189 years from 1984, providing long-term security and enhancing its investment appeal.

Currently let at a reduced rent of £735 PCM due to the property being marketed for sale, the apartment has an estimated market rental value of approximately £775 PCM, offering a great yield.

Available for sale with no onward chain, this centrally located apartment is ideally suited to buy-to-let investors seeking an established investment in a highly desirable Leamington Spa location.

Location

Situated in a highly desirable central Leamington Spa location, Portland Street offers the perfect balance of town centre convenience and residential charm. The property is within easy walking distance (approx. 0.4m) of the town's vibrant selection of independent boutiques, high street retailers, cafés, bars and restaurants, as well as the beautiful Jephson Gardens and other green open spaces. A range of well-regarded primary and secondary schools are located nearby, making the area popular with professionals and families alike. For commuters, Leamington Spa Railway Station is within easy reach, providing regular direct services to Birmingham, London Marylebone and other major destinations, while the A452, A46 and M40 motorway network are readily accessible. Combining excellent amenities, highly regarded schooling and superb transport links, this is an outstanding location in the heart of one of Warwickshire's most sought-after towns.

Lease Information

The property is leasehold and the lease has been extended to 189 years 1st September 1984. The lease extended is yet to update on Land Registry however a pending application is in place for this to be updated. This property is subject to management costs to include; an annual ground rent of £150.00 and an annual service charge £ 1416.00. Further information available upon request.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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.focalagent.com

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax
 Band: A

Service Charge:
 1416.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315711

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Sep 1984. 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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