



Connells

Leam Terrace
Leamington Spa



Property Description

Set in the sought after location of Leam Terrace sits this spacious one double ground floor apartment for sale with no chain and a share of freehold!

This well-proportioned ground floor apartment is in need of modernisation whilst offering excellent opportunity for buyers looking to add their own stamp to a property.

The accommodation comprises a generous lounge dining room, a separate kitchen, double bedroom and the bathroom. There is allocated parking available.

This property is all set within walking distance of the town centre and train station, making it ideal for commuters or those seeking convenient town centre living.

Communal Entrance

Well-maintained communal entrance leading to the flat situated on the ground floor.

Lounge/Dining Room

14' max x 15' 5" max (4.27m max x 4.70m max)

Spacious lounge/dining consisting of laminate flooring, a radiator, a window to front elevation, an archway leading to the kitchen and a door to the inner hallway.

Kitchen

7' 1" x 6' 1" (2.16m x 1.85m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for further appliances.

Inner Hallway

Having a built-in storage cupboard and doors to the bedroom and bathroom.

Bedroom

10' x 9' 4" (3.05m x 2.84m)

Double bedroom having a built-in storage cupboard, a radiator and a window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a window to side elevation.

Parking

Allocated parking.

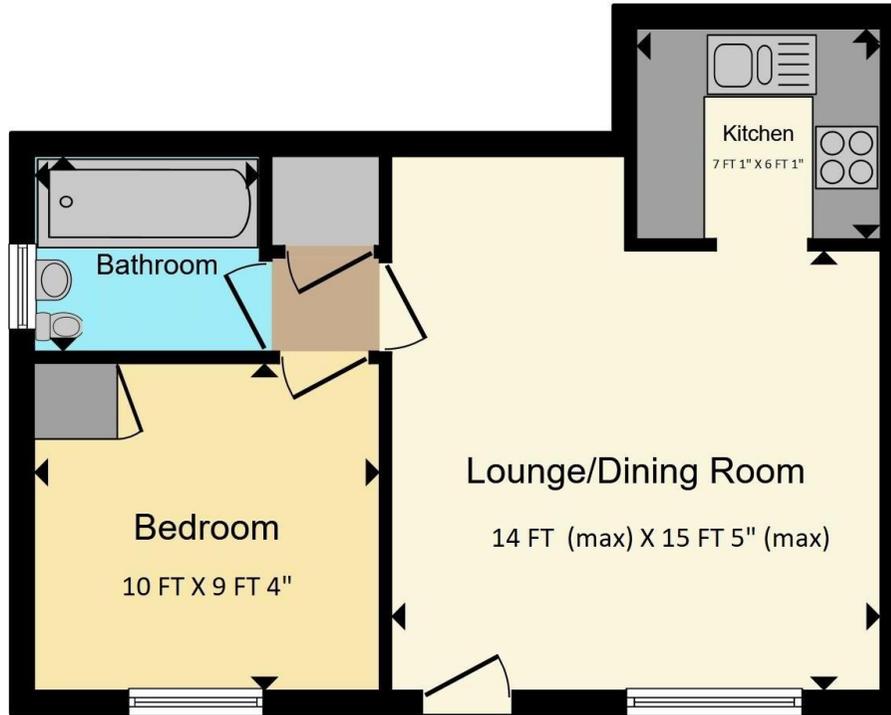
Lease Information

The property is being sold with a share of freehold. The lease length is 120 years from 1st April 1996. There is an annual service charge of £50. For further information please contact the branch.

Agent's Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.





Total floor area 37.6 m² (405 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



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: 50.00 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314659

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Apr 1996. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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