



Connells

Ryland Close
Leamington Spa



Property Description

A spacious two double bedroom ground floor apartment situated in a popular residential area of Sydenham, offered for sale with no onward chain.

The accommodation comprises a welcoming entrance hallway with a generous storage cupboard, a spacious dual aspect lounge dining room and a separate fitted kitchen. There are two double bedrooms and a family bathroom completing the internal layout.

Externally the property further benefits from a single garage, residents parking and a well maintained communal gardens.

ideally located close to local amenities with easy access to the town centre, this property would make a perfect first time purchase or an excellent investment opportunity.

Communal Entrance

Well-maintained communal entrance with stairs rising to all floors.

Entrance Hallway

Welcoming entrance hallway with a generous built-in cupboard, an electric radiator and doors to all rooms.

Lounge/Diner

10' 7" max x 21' 4" (3.23m max x 6.50m)

Spacious, dual aspect lounge/diner consisting of a storage heater, double glazed windows to front and rear elevations and a door to the kitchen.

Kitchen

9' 4" x 7' 1" (2.84m x 2.16m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven, electric hob with cooker hood over, whilst providing space for a washing machine and space for a fridge/freezer. With a double glazed window to front elevation.

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Double bedroom having a storage heater and a double glazed window to rear elevation.

Bedroom Two

7' 1" x 10' 4" max (2.16m x 3.15m max)

Double bedroom with a built-in storage cupboard, a storage heater and a double glazed window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a cupboard housing the hot water tank, an extractor fan, a storage heater and a double glazed window to front elevation.

Communal Garden

Well maintained lawned communal gardens.

Parking

Resident parking.

Garage

Connells advise an internal inspection of the garage is yet to be carried out.

Lease Information

The property is leasehold with a lease length of 125 years from 30th March 2016.

The property is subject to management charges to include a monthly ground rent charge of £12.50 and a monthly service charge of £113.28.

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.





Floor Plan

Total floor area 60.2 m² (648 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

Connells



To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
Band: B

Service Charge:
1359.36

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314984

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Mar 2016. 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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