



Connells

Avenue Road
Leamington Spa



Property Description

A well-presented one-bedroom first-floor apartment forming part of an attractive period conversion, ideally located within walking distance of Leamington Spa town centre, the train station, and an excellent range of local amenities.

The property offers well-maintained accommodation throughout and has benefited from a full renovation in 2022. The accommodation briefly comprises a welcoming entrance hallway with a useful storage cupboard, a spacious lounge, a separate modern kitchen, a generous double bedroom, and a bathroom.

Further benefits include a garage en bloc with parking directly in front of the garage for one car.

Offered in a highly sought-after location, this charming apartment would make an ideal first-time purchase, investment opportunity, or lock-up-and-leave home.

Location

Royal Leamington Spa offers an excellent range of independent boutiques, high street retailers, cafés, bars, and restaurants, catering to a variety of tastes and lifestyles. The town is renowned for its vibrant cultural scene, with the Royal Spa Centre hosting a programme of theatre productions, live music, and performances from well-known comedians. The historic Royal Pump Rooms are home to Leamington Spa Art Gallery & Museum, as well as a library and café.

For those commuting or travelling further afield, the property enjoys excellent transport links. The M40 motorway is easily accessible, while Leamington Spa railway station is within walking distance, providing regular services to London Marylebone, Oxford, Birmingham, and Manchester.

Communal Entrance

Well maintained communal entrance with stairs leading to the flat situated on the first floor. There is a door leading down to a communal cellar, which provides room for storage and houses the gas and electricity meters for the property and a door leading to the communal garden.

Entrance Hallway

Welcoming entrance hallway benefitting from a useful storage cupboard, a radiator and doors leading to all rooms.

Lounge/Diner

Spacious light and airy lounge dining room consisting of a radiator and a double glazed window to rear elevation.

Kitchen

Fitted in 2022, with a range of 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 oven and gas hob with cooker hood over, space for a washing machine and space for a fridge/freezer. Housing the wall mounted central heating boiler, with oak flooring and a double glazed window to side elevation.

Bedroom

Double bedroom with a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with mixer taps and drencher shower over and a low level W/C. Having partly tiled walls, tiled flooring and a double glazed window to side elevation.

Garage En Bloc

Situated at the to the rear of the building having an up and over door.

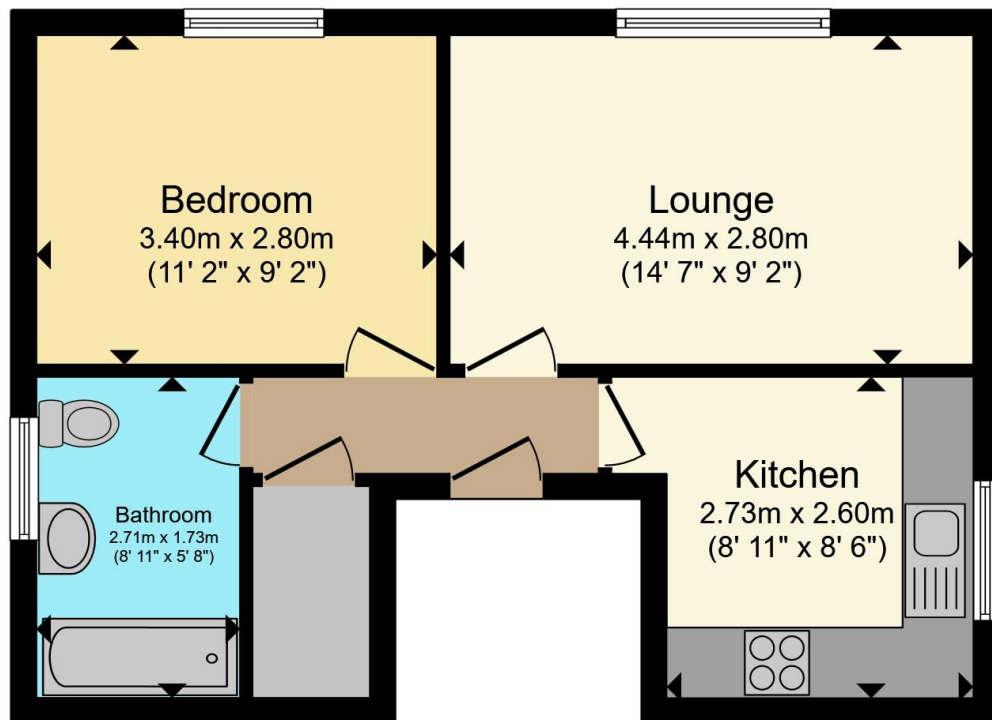
Lease Information

The property is leasehold with a lease length of 110 years from 1st January 2021. The property is subject to management costs to include an annual ground rent charge of £200.00 and an annual service charge of £440.00.

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.





Total floor area 39.9 m² (430 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
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EPC Rating: D Council Tax
 Band: B

Service Charge: 440.00 Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315596

This is a Leasehold property with details as follows; Term of Lease 110 years from 01 Jan 2021. 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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