



Connells

Grove Place
Leamington Spa



Property Description

Situated in a highly convenient and sought-after location, just a short walk from Leamington Spa town centre and railway station, this well-presented first-floor apartment combines period charm with modern living, making it an ideal purchase for first-time buyers, professionals, downsizers, and investors.

The property is accessed via a communal entrance hallway, with a private entrance door leading into the apartment's welcoming hallway. Two useful storage cupboards provide practical space for everyday living.

At the heart of the home is a spacious and light-filled lounge/diner, featuring a large sash window that floods the room with natural light while showcasing the property's attractive period character. High ceilings throughout the apartment create a wonderful sense of space and elegance, enhancing the overall feel of the home.

The modern fitted kitchen seamlessly connects with the hallway, creating an open and flowing layout. Offering ample storage and workspace alongside integrated appliances, the kitchen is perfectly suited to both everyday use and entertaining.

The apartment further benefits from a generously sized double bedroom and a beautifully appointed shower room. Finished to a high standard, the contemporary shower room features a large walk-in monsoon shower, heated towel rail, and stylish fittings throughout.

Externally, residents can enjoy access to a communal garden and a private residents' car park located to the rear of the building.

Location

Grove Place is ideally positioned for access to the wide range of shops, bars, restaurants, and leisure facilities that Leamington Spa has to offer, whilst excellent transport connections via the nearby railway station provide direct links to Birmingham, Coventry, and London. Offering a blend of character, convenience, and modern comfort, this attractive apartment represents an outstanding opportunity in one of Leamington Spa's most desirable locations.

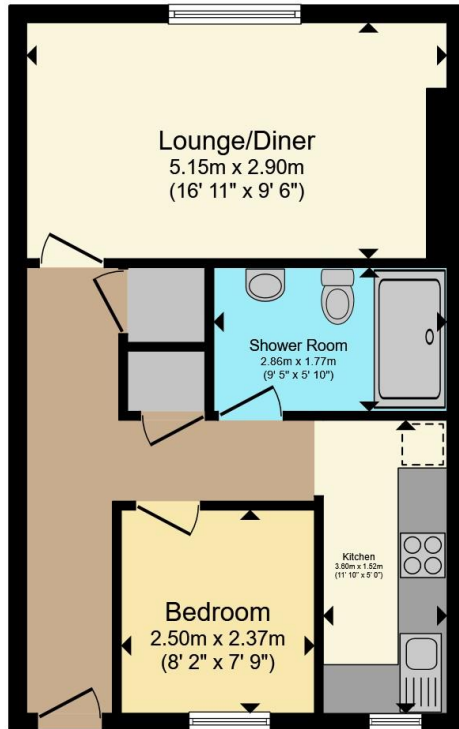
Lease Information

The property is leasehold with a lease length of 125 years from 13th August 2019. The property is subject to management costs which include; an annual ground rent of £100 and an annual service charge of £2,047.

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 43.6 m² (470 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

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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: A

Service Charge:
 2047.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315652

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Aug 2019. 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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