



Barton Court Barton Crescent Leamington Spa CV31 1SR

for sale
£160,000



Property Description

Two double bedroom first floor apartment located in Sydenham.

A well presented two double bedroom first floor apartment located in the popular Sydenham area, within easy reach of local amenities and Leamington Spa town centre.

The property comprises a welcoming entrance hall leading to a spacious open plan lounge diner, separate kitchen and a useful office space ideal for home working. There are two well proportioned double bedrooms and a family bathroom.

Externally the property benefits from access to a communal rear garden, a single garage and communal residents parking.

Offered for sale with no onward chain, this property would make an ideal first time purchase or investment opportunity.

Approach

Via communal entrance door with secure access.

Communal Entrance

With stairs rising to all floors.

Entrance

A welcoming entrance hallway with doors to rooms and a radiator.

Lounge/Diner

15' 9" x 9' 6" (4.80m x 2.90m)

A well presented lounge with dual aspect windows to the front and side elevations. There is an electric radiator and laminate flooring.

Kitchen

13' 2" x 6' 8" (4.01m x 2.03m)

A very functional kitchen with fitted wall and base units and complimentary work surfaces

over, which incorporate a stainless steel sink and drainer unit. There is space for all appliances and a cupboard housing the hot water tank.

Home Office/Study

6' 6" x 7' 8" plus door recess (1.98m x 2.34m plus door recess)

An additional room which is perfect for a home office or study, with an electric radiator.

Bedroom One

12' 8" x 10' 8" max (3.86m x 3.25m max)

A good sized double bedroom with a window to the rear elevation and an electric radiator,

Bedroom Two

10' 8" x 7' 4" (3.25m x 2.24m)

Double bedroom with a window to the rear elevation and an electric radiator.

Bathroom

A three piece suite with a bath and shower over, wash hand basin and low level W/C. The bathroom is fully tiled and has a towel rail.

Garage

16' 7" x 8' 5" (5.05m x 2.57m)

Garage is located directly beneath the apartment with power, lighting and an up and over door.

Parking Arrangements

There is unallocated communal parking.

Communal Garden

A communal garden which can be used by all residents, which is a great size, mainly laid to lawn and well maintained.

Lease Information

The property is leasehold with a lease length of 125 years from 1st July 1988. The property is subject to management cost to include an annual ground rent of £10 and an annual service charge of £1,745.51. The current council tax band is B.

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 77.5 m² (834 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: E

Council Tax
 Band: B

Service Charge:
 1745.51

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315082

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1988. 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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Property Ref: SPA315082 - 0007