

Withy Bank | Leamington Spa | CV31 1AQ

Offers over £165,000

KINGSWAY
ESTATE AGENTS

Key features

- Ideal Buy-to-Let Investment – Tenants in Situ, £1,100 PCM Rental Income & 8% Gross Yield
- Two Generous Double Bedrooms
- Conveniently Located For Shires Retail Park & Leamington Town Centre
- Local Amenities & Asda Superstore Within Walking Distance
- Excellent Commuter Links With Easy Access To The M40
- 980 Yeara Remaining On the Lease
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to bring to the market this well-presented second-floor, two-bedroom apartment, situated within the sought-after development of Chesterton Gardens.

The property presents an excellent opportunity for buy-to-let investors, with tenants currently in situ generating a rental income of £1,100 per calendar month (£13,200 per annum), representing an attractive gross rental yield of approximately 8%.

The accommodation briefly comprises an open-plan kitchen and living area with access to a private balcony enjoying stunning countryside views, a modern family bathroom, a generous primary bedroom with built-in wardrobes and a convenient en-suite, plus a further spacious double bedroom.

Externally, the property benefits from allocated parking space.

There is 980 years remaining on the lease.

Chesterton Gardens is ideally located for commuters, offering excellent access to the M40, Shires Retail Park and Leamington town centre. A range of local amenities, including an Asda Superstore, are also within walking distance.

EPC Rating: C









Living Room
12'11" x 10'9"

Kitchen
7'3" x 6'3"

Bedroom One
8'9" x 8'6"

Beedroom Two
9'4" x 8'11"

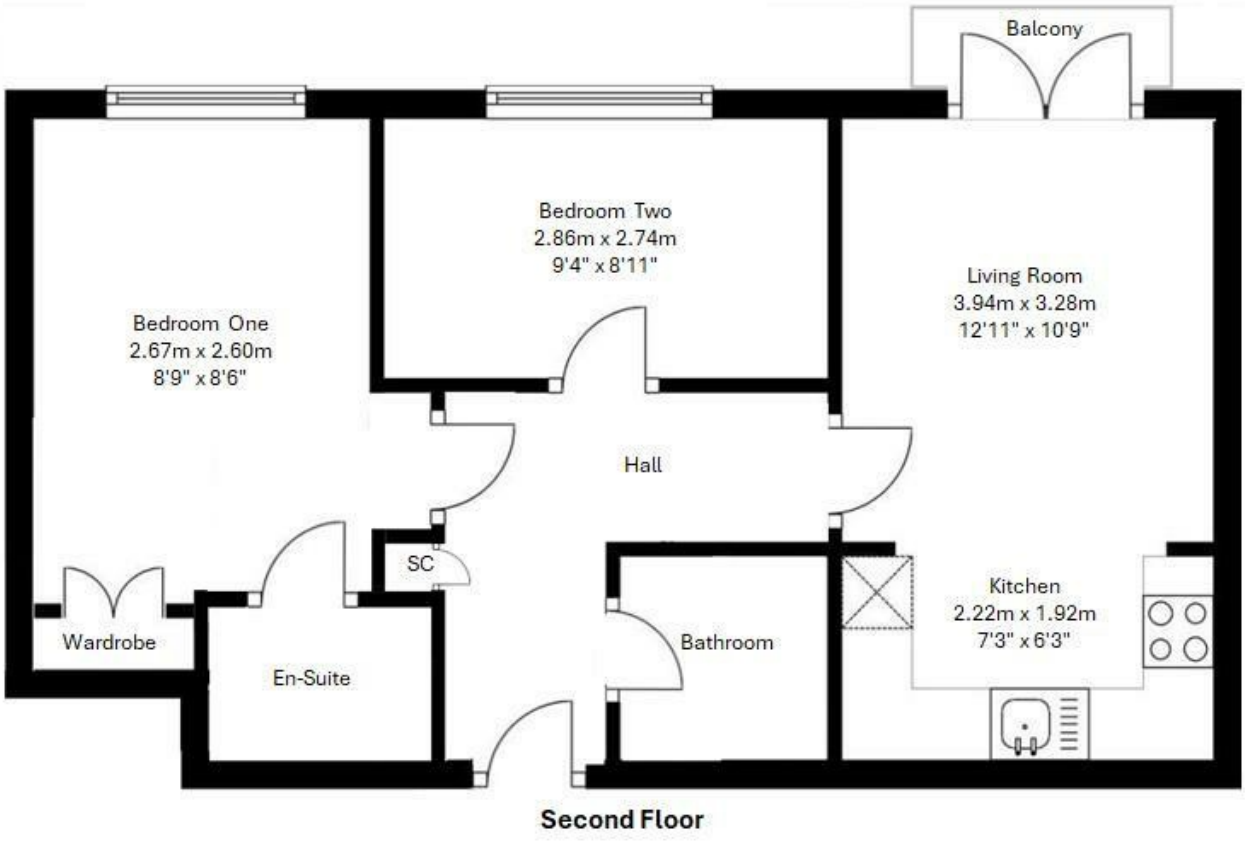








Floor plans

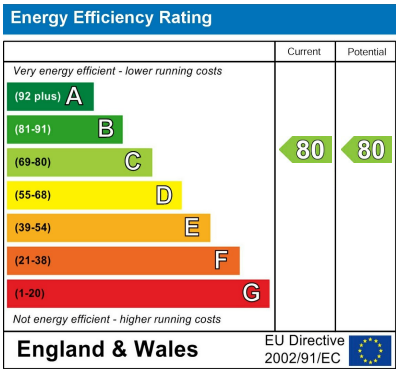


Second Floor

Total Floor Area Approx: 50 sq. metres (538 sq. feet)

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The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



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