



Glebe Court Heathcote Road
Whitnash Leamington Spa



Property Description

A two bedroom second floor apartment located within a purpose built block in the popular area of Whitnash which has its own schools and shops with convenient access to Leamington Spa town centre. The accommodation comprises: communal entrance, personal entrance hallway, living room, study and kitchen, Two Bedrooms and Bathroom. There are communal gardens. This property is sold as seen with no onward chain.

Communal Entrance

Well-maintained communal entrance with a communal storage cupboard and stairs rising to the flat situated on the second floor.

Entrance Hallway

Welcoming entrance hallway having a telephone entry system, a built-in cupboard and doors to all rooms.

Lounge

14' 9" x 10' 8" (4.50m x 3.25m)

Spacious lounge consisting of a radiator, a television point, a double glazed?? window to side elevation and a door to the study.

Study

9' 8" x 8' 2" (2.95m x 2.49m)

Kitchen

10' 2" plus alcove x 8' 11" (3.10m plus alcove x 2.72m)

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



Bedroom One

9' 8" x 11' 7" (2.95m x 3.53m)

Double bedroom with two fitted wardrobes and a double glazed window to rear elevation.

Bedroom Two

11' 7" max x 8' (3.53m max x 2.44m)

Double bedroom with a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a double glazed window to front elevation and a cupboard housing the hot watertank.

Outside

There are communal gardens to the front and rear of the property and communal parking.

Agent's Note

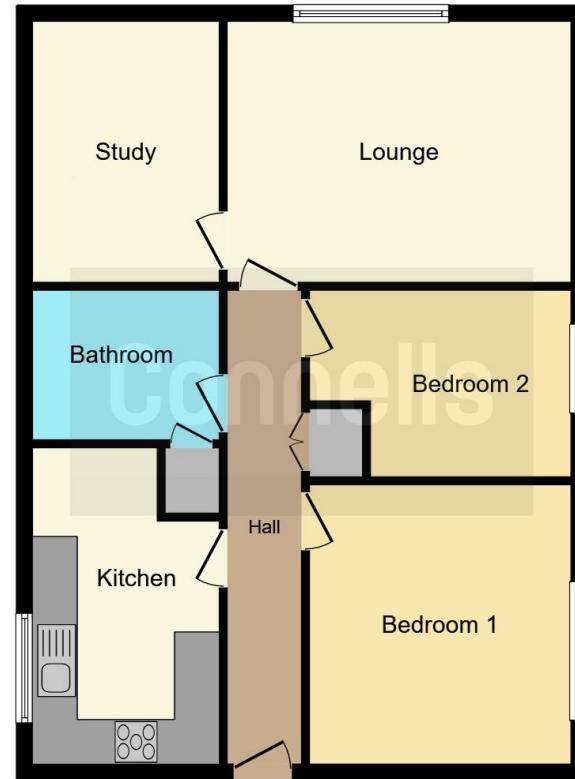
We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

There are garages situated near to the building however we advise none of the garages are allocated to this apartment.

Lease Information

The property is leasehold with a lease length of 125 years from 17th May 1993. Lease charges to be confirmed.





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.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
Band: B

Service Charge: Ask Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314754

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 May 1993. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314754 - 0005