



Connells

Dell House New Brook Street
Leamington Spa

Dell House New Brook Street Leamington Spa CV32 5AR

for sale
£170,000



Property Description

Situated in the heart of Leamington Spa town centre, this spacious first-floor apartment offers an excellent opportunity for buyers looking to create a home to their own taste.

Requiring some cosmetic modernisation, the property benefits from generous accommodation and a highly convenient location, just a few minutes' walk from the town centre's wide range of shops, cafés, restaurants and amenities, while also being within easy reach of Leamington Spa railway station.

The accommodation comprises a welcoming entrance hallway, a spacious lounge/dining room, a separate fitted kitchen, two well-proportioned double bedrooms, and a bathroom.

Offering fantastic potential for first-time buyers, investors or those looking to downsize, this well-located apartment combines excellent living space with the opportunity to add value and personalise. Early viewing is recommended to appreciate the size, location, and potential on offer.

Communal Entrance

With stairs rising to the flat which is situated on the first floor.

Entrance Hallway

Benefitting from a built-in storage cupboard, an electric radiator and doors to all rooms.

Lounge Diner

Bright and airy lounge consisting of an electric radiator and windows to front and side elevations.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for white goods, with a double glazed window to front elevation.

Bedroom One

Double bedroom with an electric radiator, a double glazed window to front elevation and a built-in cupboard housing the immersion heating tank.

Bedroom Two

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

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over, a low level W/C and a double glazed window to front elevation.

Parking

On street permit parking.

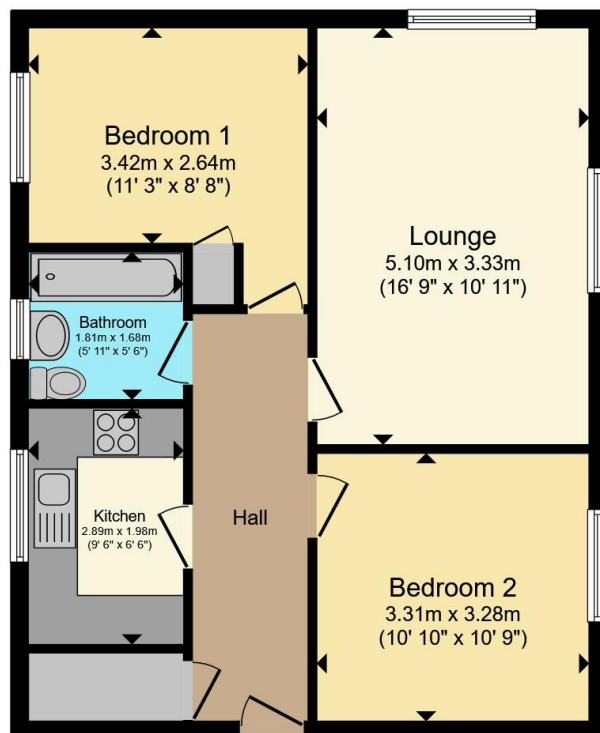
Lease Information

The property is leasehold with a lease length of 125 years from 1st April 2019. The property is subject to management charges which include an annual ground rent of £10.00 and an annual service charge of £1,012.

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 58.1 m² (625 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
LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
Band: A

Service Charge:
1012.00

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315203

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 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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