



Beauchamp Court Beauchamp Avenue  
Leamington Spa



### Property Description

Ideally located in the Leamington Spa Town Centre is this one bedroom second floor apartment. Offered for sale with no onward chain, this property would make an ideal first time purchase or investment opportunity. With spacious accommodation throughout beginning with welcoming entrance hallway, open plan kitchen living dining room, double bedroom and bathroom. Externally the property benefits from a garage en bloc and access to the communal garden.

### Communal Entrance

Well-maintained communal entrance with lift and stairs to all floors.

### Entrance Hallway

Welcoming entrance hallway having an electric storage heater and doors off to all rooms.

### Open Plan Lounge/Kitchen/Diner

19' max x 13' 1" max ( 5.79m max x 3.99m max )

### Lounge Area

Spacious lounge dining area offering a light and airy feel, comprises an electric feature fireplace, an electric storage heater and two double glazed windows to front elevation.

### Kitchen Area

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. With electric oven and electric hob with cooker hood over, a fitted under counter fridge and space for a washing machine. Comprising a window to side elevation.

## **Bedroom**

10' 7" x 9' 5" ( 3.23m x 2.87m )

Double bedroom having an electric storage heater and a double glazed window to rear elevation.

## **Bathroom**

Fitted with a white three piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps and a low level W/C. Having fully tiled walls, a fitted towel rail, tiled flooring and a double glazed window to side elevation.

## **Communal Garden**

There is access to a communal garden at the rear of the property.

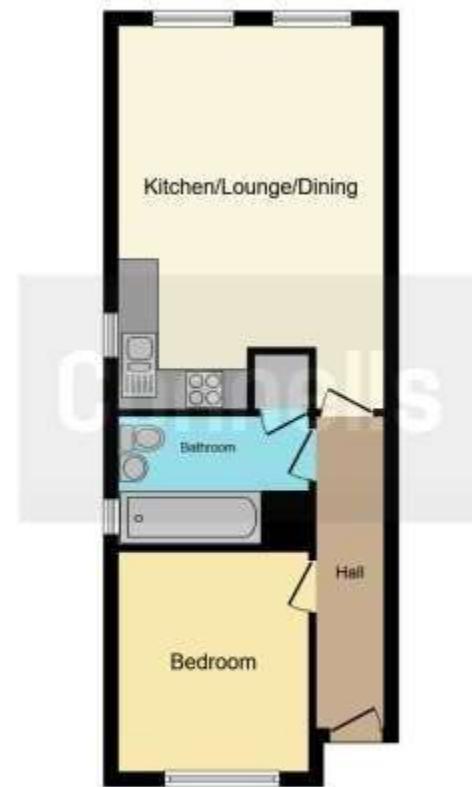
## **Garage En-Bloc**

The garage is situated at the rear of the property. Connells advise an internal inspection of the garage is yet to be carried out.

## **Agent's Note**

The property is leasehold for a term of 999 years from 30th September 1981. The property is subject to charges which include an annual ground rent of £5.00 and an annual service charge of £1,320. Further details available upon request.





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](http://www.focalagent.com)



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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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