



Connells

Mayfields Newbold Terrace East
Leamington Spa



Property Description

Situated in a prime town centre location overlooking the Green, this charming one double bedroom apartment is offered for sale with no onward chain and a share of the freehold. Full of character, the property boast high ceilings and spacious accommodation throughout, creating a light and airy feel. Ideally positioned within easy reach of local amenities, transport links, cafes and shops, this attractive apartment would make an ideal first time purchase, investment opportunity, or convenient town centre home.

In brief the property comprises a bay-fronted lounge/diner, separate kitchen, double bedroom and four piece suite bathroom.

The property benefits from a 999 year lease from 1980 in addition to resident parking.

Communal Entrance

Well-maintained communal entrance with stairs rising to the flat situated on the first floor.

Entrance Hallway

Welcoming entrance hallway with laminate flooring and doors to all rooms.

Lounge/Diner

Generously sized, light and airy lounge/diner benefitting from high ceilings, a feature fire place, laminate flooring, a radiator and a bay window over looking the green.

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. Integrated appliances include an electric oven, electric hob and a fridge/freezer, whilst providing space for a washing machine. Housing the central heating boiler and comprising a breakfast bar, laminate flooring, high ceiling, a radiator and a window to rear elevation.

Bedroom

Double bedroom consisting of high ceiling, a radiator, laminate flooring and a sash window to front elevation.

Bathroom

White four piece suite fitted with a wash hand basin, bath, corner shower and a W/C. Having partly tiled walls.

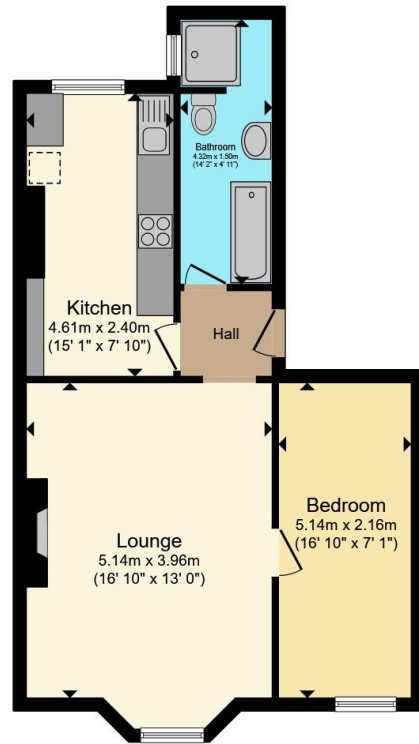
Parking

Resident parking available to the rear of the property.

Lease Information

The property is leasehold and being sold with a share of the freehold. The lease length is 999 years from 29th September 1980. The property is subject to management charges to include an annual service charge of £1440.





Total floor area 53.7 m² (578 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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EPC Rating: C Council Tax Band: B

Service Charge: 1440.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/SPA315214](https://www.connells.co.uk/Property/SPA315214)

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1980. 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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