



Connells

The Oaks Warwick Place
Leamington Spa

The Oaks Warwick Place Leamington Spa CV32 5DB

for sale offers over
£215,000



Property Description

An excellent investment opportunity to acquire this spacious two double-bedroom first-floor apartment, offering over 790 sq. ft. of well-presented accommodation and currently generating an income of £1,350 per calendar month.

Situated in a sought-after North Leamington location, within easy reach of the town centre and its excellent amenities, the property is offered for sale with no onward chain and would make an ideal addition to any investment portfolio.

The accommodation comprises a well-maintained communal entrance, generous open-plan lounge/dining room with access to a private balcony, separate fitted kitchen, two double bedrooms, and a family bathroom.

Outside, the property benefits from a garage en bloc together with residents communal parking.

Combining a highly desirable location, spacious accommodation extending to over 790 sq. ft., and an established rental income, this is an attractive investment opportunity in the heart of North Leamington Spa.



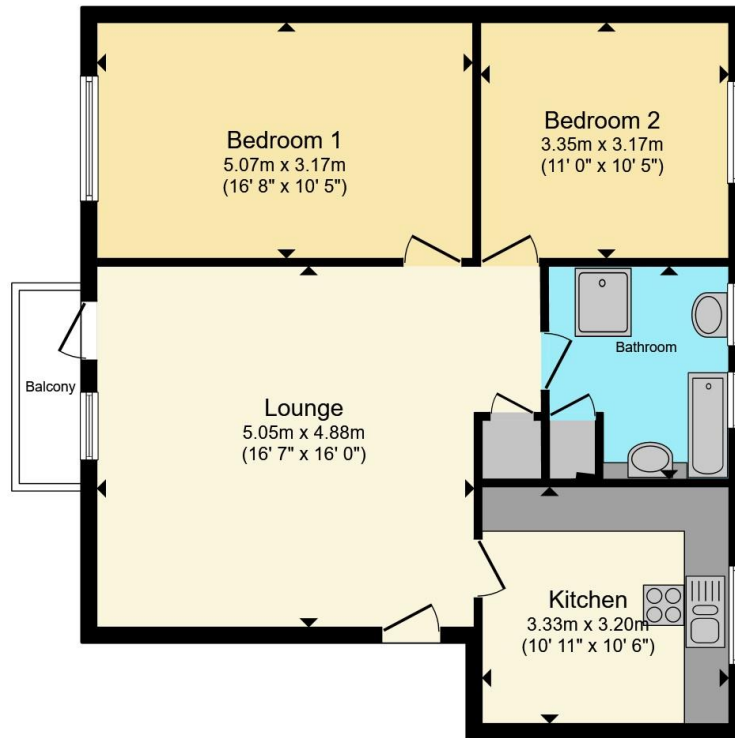
Lease Information

The property is leasehold with a lease length of 999 years from 25-Mar-1964. The property is subject to management charges to include an annual ground rent of £20.00 and an annual service charge of £1,408.

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 73.9 m² (795 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

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

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax
Band: C

Service Charge:
1407.96

Ground Rent:
20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315626

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1964. 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: SPA315626 - 0003