

ehB
RESIDENTIAL

Your Property - Our Business



Flat 1, 36, Leam Terrace, Leamington Spa

Offers Over
£375,000



A well maintained and improved Duplex apartment, providing spacious well-appointed two bedroomed accommodation, including off-road car parking facility, in this popular South Leamington Spa period conversion. NO UPWARD CHAIN.

36 Leam Terrace

Is a traditional terraced villa of style and character, which has been converted to provide self-contained apartments of varying sizes. The property is conveniently situated within walking distance of the town centre and an excellent range of facilities and

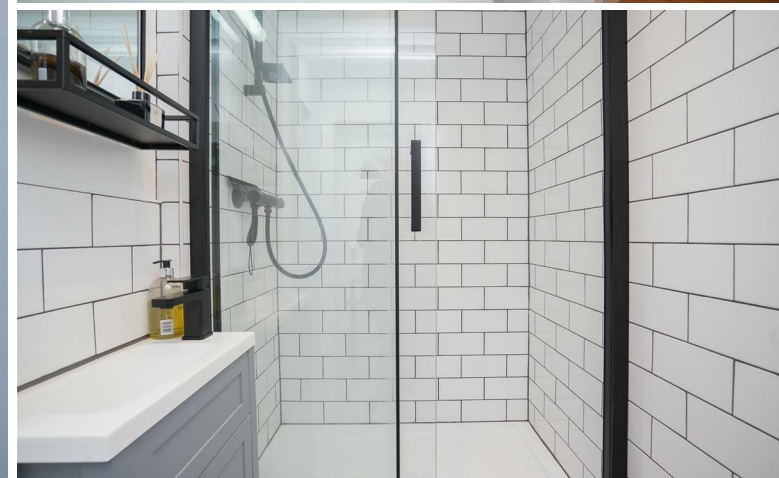
amenities, including shops, the train station, schools and recreational facilities and has consistently proved to be very popular.

ehB Residential are pleased to offer Flat 1, 36 Leam Terrace which is an opportunity to acquire a well-maintained and improved ground and lower ground floor Duplex apartment, providing electric heated two-bedroomed accommodation, which has been maintained and considerably improved by the present owners to an excellent standard throughout. The property includes an impressive

lounge/dining room utilising the original proportions of the room to maximum effect, has a well fitted kitchen and includes both a private garden area and designated car parking facility. The property also includes a recently refitted shower room and separate cloakroom/WC of note. The agents consider internal inspection of this impressive apartment to be essential for its size, level of appointment and character to be fully appreciated.

In detail the accommodation comprises:-





Communal Entrance Hall

To...

Entrance Hall

With staircase to lower ground floor and airing cupboard with lagged cylinder and immersion heater.

Lounge/Dining Room

15' x 14' (4.57m x 4.27m)
With sash window and secondary glazing with plantation blind, storage heaters, TV point, picture rail, coving to ceiling.

Refitted Kitchen

12' x 7' (3.66m x 2.13m)
With an extensive range of base cupboard and drawer units, high-level cupboards, and complementary work surfaces and matching folding breakfast bar, built-in stainless steel oven and four ring ceramic induction hob, inset single drainer stainless steel sink unit with mixer tap, and integrated appliances to include dishwasher, fridge freezer, and automatic washing machine, extractor fan.

Basement Hallway

With storage heater.

Bedroom

15' x 13'10" (4.57m x 4.22m)
With coving to ceiling, sash window with secondary glazing, storage heater, access to...

Hallway

With carpeted floor, black heated towel rail, timber panelled entrance door with glazed fanlight and shower room off.





Shower Room

With oversized tiled shower cubicle with integrated shower unit, wash hand basin inset to vanity unit with mixer tap, extractor fan.

Separate WC

With vanity unit incorporating wash hand basin, tiled splashback, low flush WC, extractor fan.

Bedroom

12'11" plus w'robes x 10'0" (3.96m plus w'robes x 3.05m)
With two double built-in wardrobes with hanging rails, shelves, understair cupboard, storage heater, sash window with secondary glazing, coving to ceiling.

Bathroom/WC

7'9" x 5'3" (2.36m x 1.60m)
With white suite including vanity unit with wash hand basin, mixer tap, tiled splashback, panelled

bath, low flush WC, integrated shower unit with folding shower screen over bath, extractor fan, chrome heated towel rail, obscured sash window with secondary glazing.

Outside

To the rear of the property is a south facing paved private courtyard garden with outside tap, steps leading to the shared garden and then the car parking facility with one space.



Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (13/07/2018) with 119 years remaining on the lease, service charge is £1,850.40 per annum and ground rent is £150 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band B.

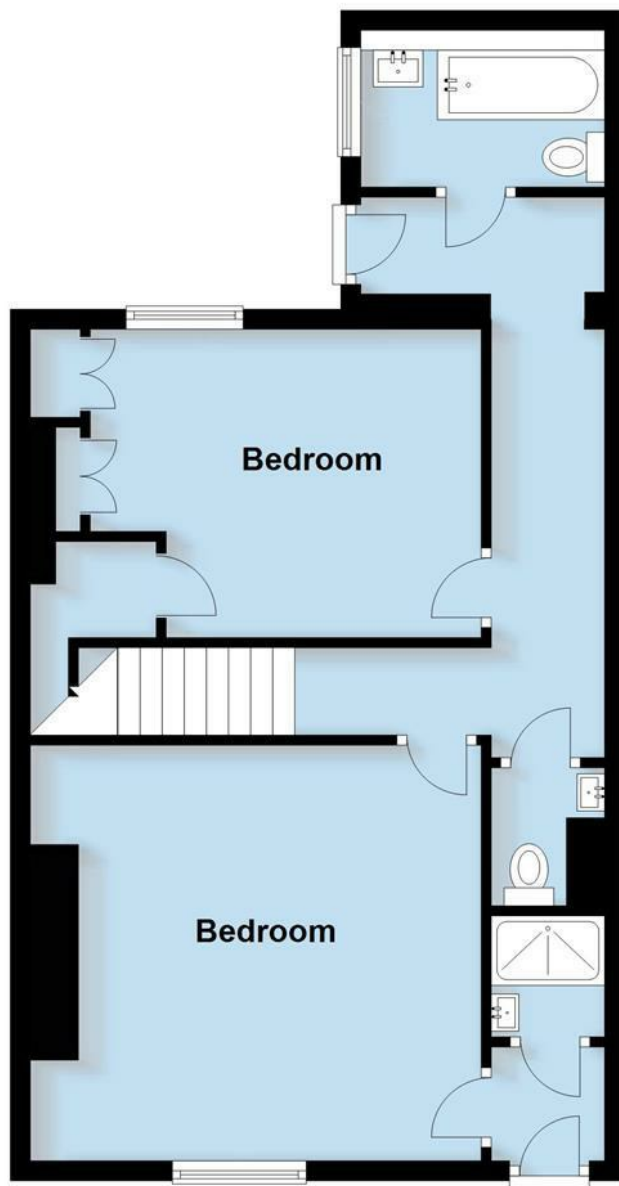
Location

Duplex ground and lower ground floors
CV31 1BQ



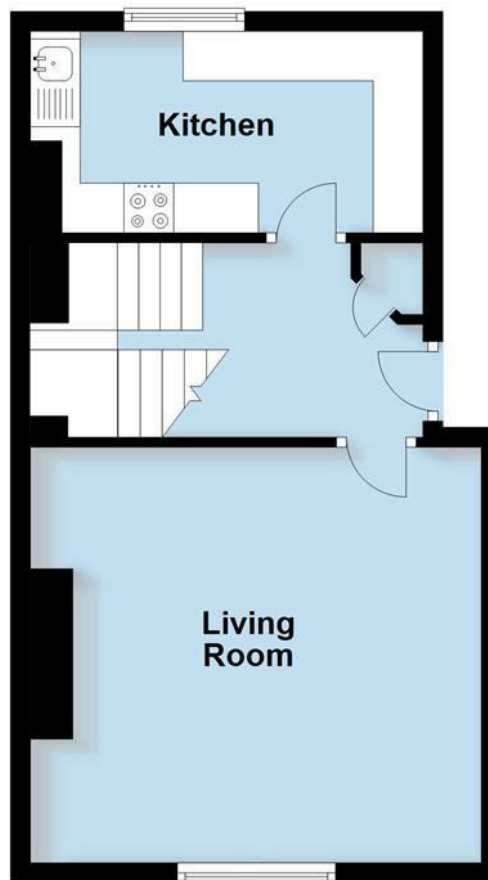
Basement

Approx. 55.6 sq. metres (598.7 sq. feet)



Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 91.0 sq. metres (980.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL