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RESIDENTIAL

Your Property - Our Business



Flat 3, 40 - 42 Oxford Street, Leamington Spa

Asking Price
£187,000



A spacious and well proportioned second floor one bedroomed apartment with balcony, situated in the heart of the town centre.

Briefly Comprising;

Communal entrance hallway and staircase rising to the second floor. Large living room, inner hallway, modern fitted dining/kitchen, spacious double bedroom with balcony and large walk-in wardrobe, white refitted bathroom, separate utility cupboard. Upvc double glazing. Gas radiator heating. NO CHAIN.

The Property

Is approached via a communal entrance door from the side street, giving access to communal entrance hallway and staircase rising to the second floor. Personal door to the apartment gives access to...

Living Room

17' x 10'5" (5.18m x 3.18m)

With feature electric wall mounted fire, double radiator, entry phone point, large upvc double glazed window and door to useful shelved store cupboard with fuse box.

Inner Hallway

With radiator and refitted doors to the rest of the accommodation.

Dining/Kitchen

11'11" x 9'5" (3.63m x 2.87m)

Fitted with a range of cream flat fronted high gloss base units, with contrasting granite look surface over and eye level wall cupboards, inset Frankie one and a half sink bowl drainer unit with mixer tap, inset four point stainless

steel gas hob with oven below and filter hood over, splashback tiling, space and plumbing for washing machine, space for tall fridge freezer, cupboard concealing Worcester combi boiler installed 2026, upvc double glazed window, radiator, laminate flooring.

Bedroom

10'11" x 15'10" (3.33m x 4.83m)

With upvc double glazed window and UPVC part double glazed door to balcony to side, double radiator, sliding door to large walk-in wardrobe.

Walk-in Wardrobe

8'8" x 13'11" (2.64m x 4.24m)

With fitted shelves and hanging rail.

Balcony

With views over Oxford Street and wrought iron railings.



Bathroom

Fitted with a white modern suite to comprise; low level WC, wall hung semi pedestal wash hand basin with mono-mixer, bath with mixer tap and shower attachment with wall mounted separate shower over, full height tiling to splashback areas, upvc obscure double glazed window to side elevation, radiator and further electric chrome towel rail.

Utility Cupboard

With space and plumbing for washing machine, working surface, eye level wall cupboard, splashback tiling, radiator, upvc obscure double glazed window.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area.

We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 160 years remaining on the lease, service charge is £30 per month, and approximately £324 per annum towards the Buildings Insurance. Ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property including 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

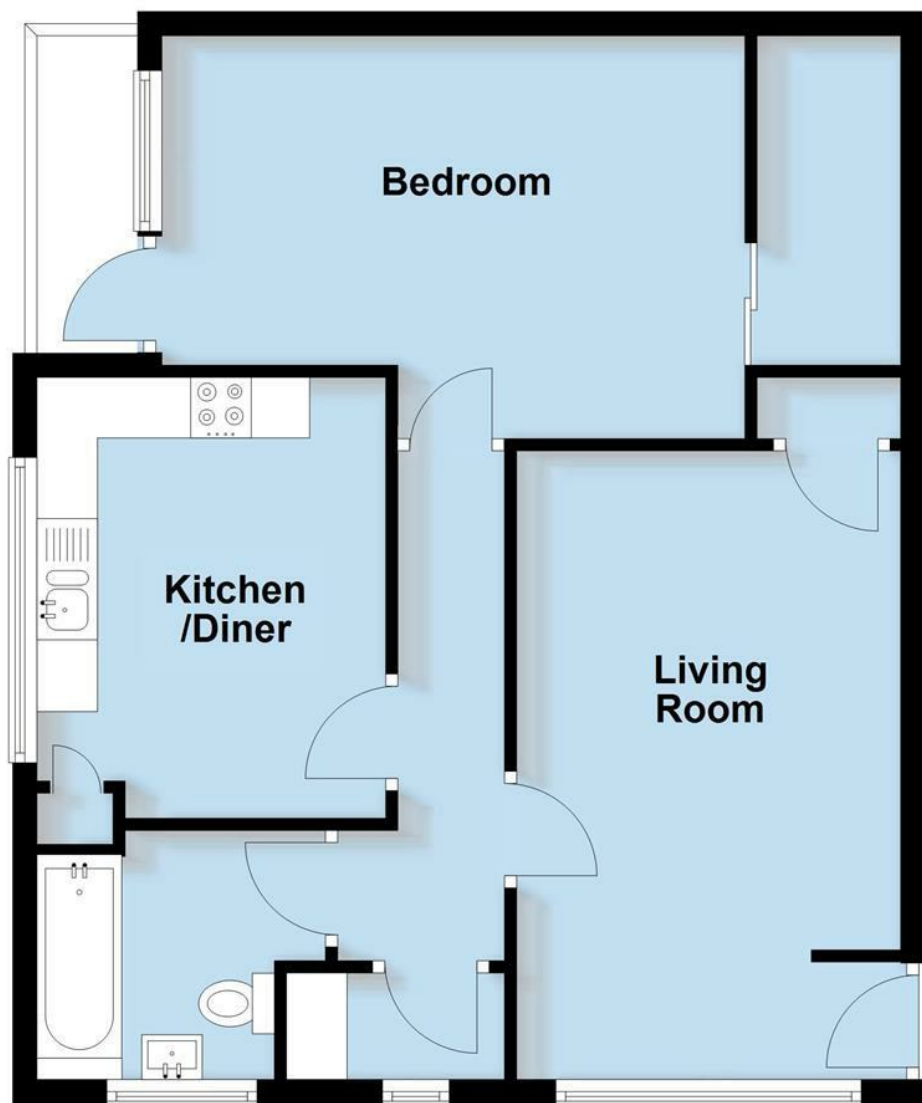
Council Tax Band B.

Location

Second Floor
CV32 4RA

Second Floor

Approx. 58.6 sq. metres (631.0 sq. feet)
(excluding Balcony)



Total area: approx. 58.6 sq. metres (631.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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