



6 Dell House, New Brook Street, Leamington Spa, CV32 5AR

An excellent opportunity to acquire a particularly well proportioned, gas centrally heated, two bedroomed apartment. Ideal for investment or the first time buyer.



6 Dell House New Brook Street Leamington Spa CV32 5AR

New Brook Street

Is a convenient town centre location ideally sited a short walk from an excellent range of local facilities and amenities, including shops, schools and a variety of recreational facilities.

Dell House

Is a purpose built 1980's block of self-contained apartments of varying sizes. No 6 being a particularly well proportioned first floor flat offering gas centrally heated accommodation, including fitted kitchen and bathroom, and represents an excellent opportunity appealing to both investors and first time buyers. Inspection highly recommended.

In detail the accommodation comprises:-

Communal Entrance Hall

With staircase leading to...

Private Entrance Hall

With radiator, access to roof space, boiler cupboard containing gas fired central heating boiler and programmer.

Fitted Kitchen

10' x 10'4" (3.05m x 3.15m)

With range of base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in double oven and four ring hob unit with extractor hood over, built-in fridge freezer, dishwasher, washing machine, tiled splashbacks.

Lounge

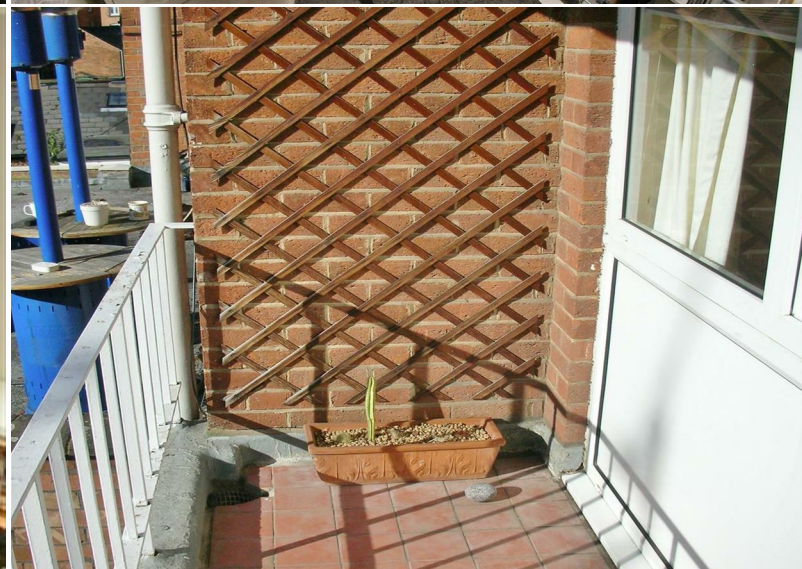
10'6" x 14'6" (3.20m x 4.42m)

With French door to balcony, radiator, original fireplace feature, wall light points.

Bathroom/WC

6'10" x 5'4" (2.08m x 1.63m)

Being tiled with white suite comprising panelled bath, pedestal basin, low flush WC, integrated shower unit and screen, two chrome heated towel rails.



Bedroom

10'3" x 13'9" (3.12m x 4.19m)

With radiator.

Bedroom

10'4" x 9'9" (3.15m x 2.97m)

With radiator.

Note

Photographs taken prior to tenant occupation.

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 lease of 125 years (28/04/2003) with 104 years remaining, service charge is c.£840 per annum and ground rent is £10 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 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

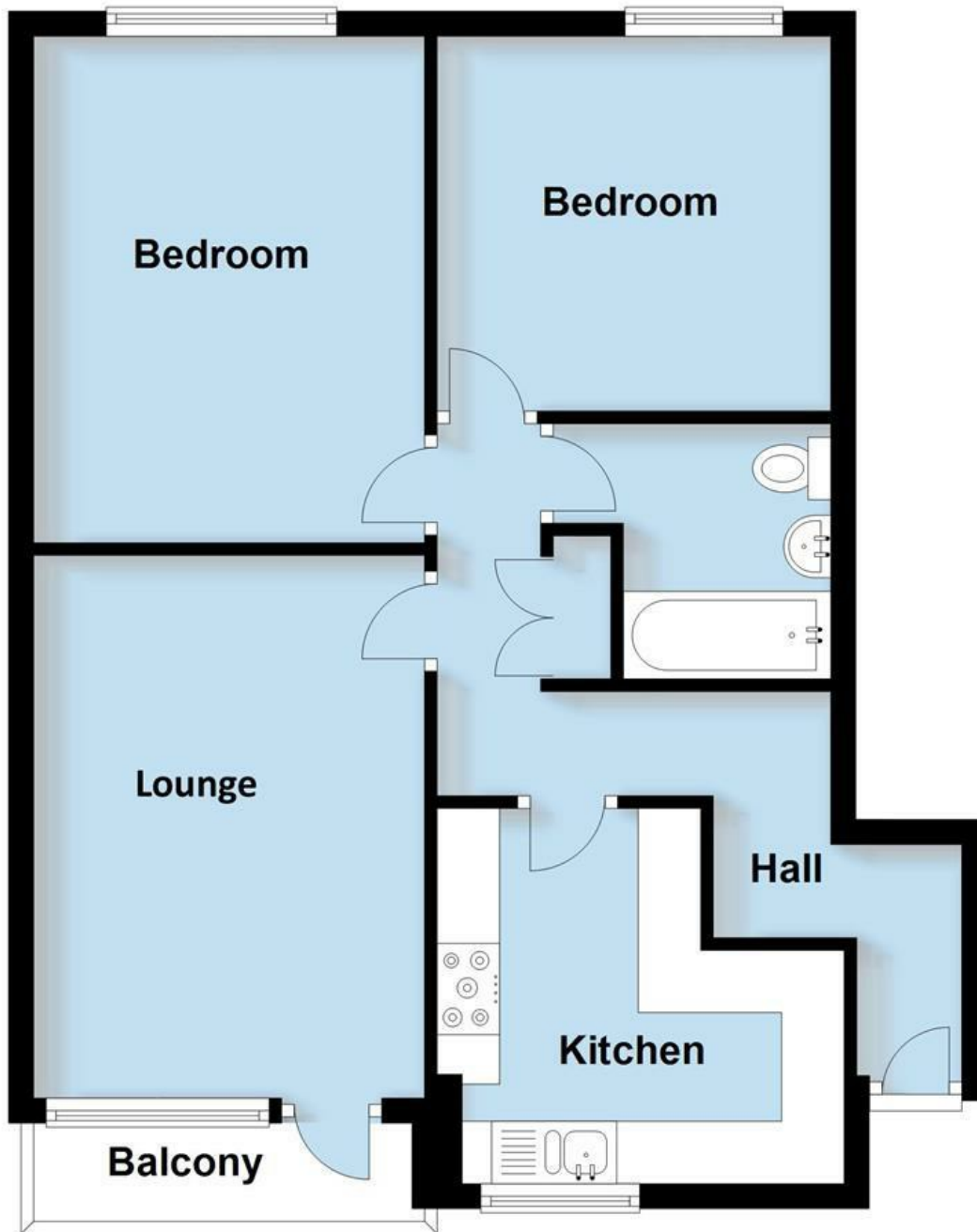
Council Tax Band A.

Location

CV32 5AR

First Floor

Approx. 58.4 sq. metres (628.1 sq. feet)



Total area: approx. 58.4 sq. metres (628.1 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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