



23, Padmore Court, Leamington Spa

An outstanding first time buyer or investment opportunity to acquire a recently refurbished first floor one bed roomed apartment which includes a garage and parking in this well regarded east Leamington Spa location.

Offers Over £120,000



23 Padmore Court Leamington Spa

**Offers Over
£120,000**

Padmore Court

Is a purpose built development of self-contained apartments conveniently situated approximately one mile to the east of the town centre, close to a good range of local facilities and amenities including local shops available on Gainsborough Drive, schools and a variety of recreational facilities. The location is also convenient for the town centre and the local railway station.

ehB Residential are pleased to offer 23 Padmore Court which is an opportunity to acquire a first floor apartment recently subject to refurbishment including new roof, upvc framed sealed unit double glazing, re-fitted shower room and redecorated with new carpets throughout. The property also includes a garage and parking with communal garden area and is offered with immediate vacant possession. The agents consider the property will appeal ideally to first time buyers or investors. Inspection high recommended.

In detail the accommodation comprises:-

Communal Entrance Hall and Staircase

With private store and leads to the

Entrance Hall

With two built-in cloaks cupboards and airing cupboard with lagged cylinder and immersion heater.

Lounge

18'3" x 11' (5.56m x 3.35m)

With picture window, night storage heater, connection TV point.

Kitchen

10'10" x 6' (3.30m x 1.83m)

With range of base cupboard and drawer units, rolled edge work surfaces, single drainer colour matched sink unit with mixer tap, plumbing for automatic washing machine, pantry cupboard with fitted shelves and spotlights.



Bedroom

12'7" x 9'6" (3.84m x 2.90m)

Refitted Shower Room / WC

6' x 6'3" (1.83m x 1.91m)

With white suite comprising shower cubicle with electric shower unit, pedestal basin, low flush WC and tiled floor.

Outside

Communal garden/drying area.

Garage

16' x 8' approximately (4.88m x 2.44m approximately)

Located within the development with up and over door and additional car standing facility.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. 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.

Location

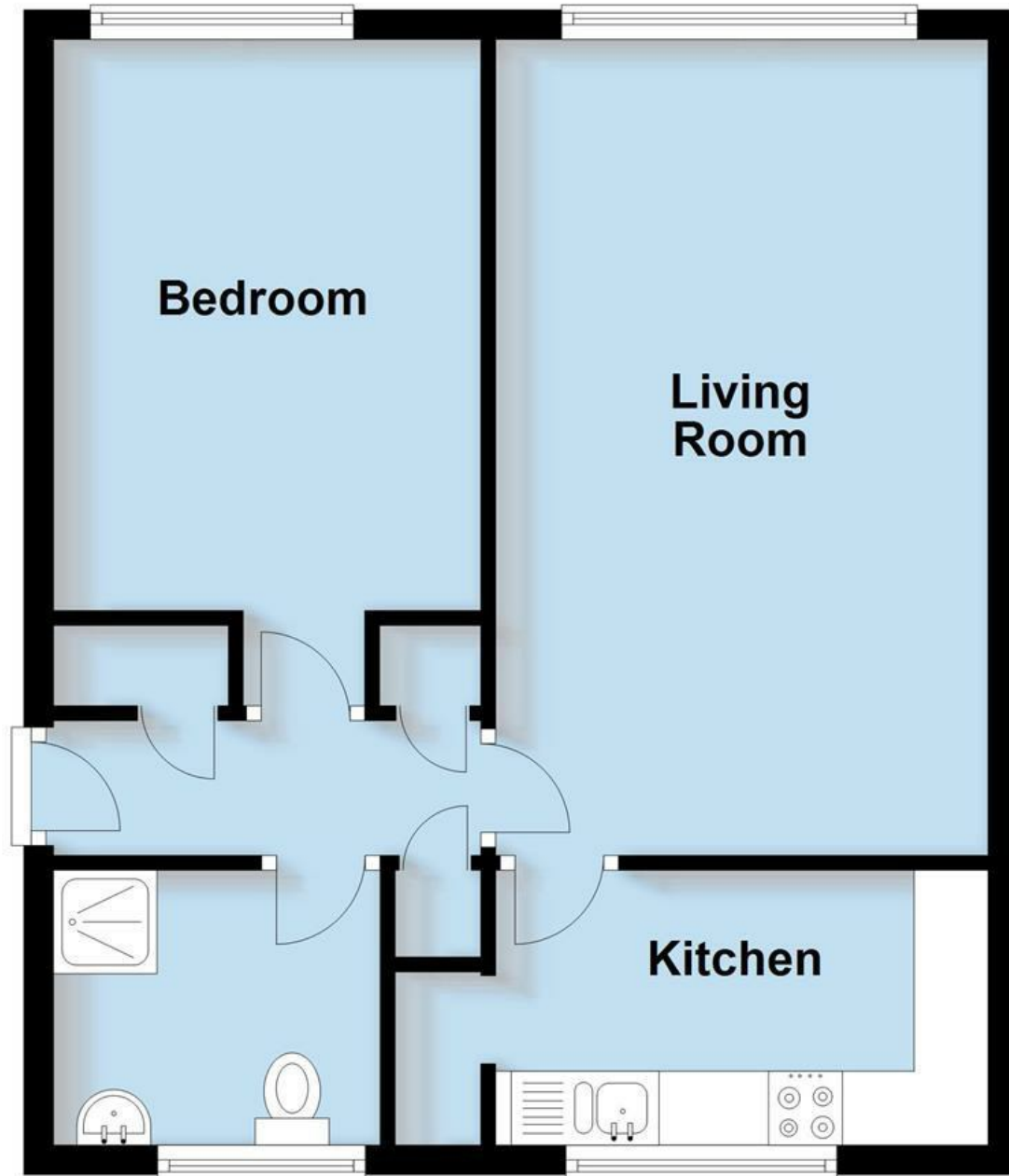
Proceeding east from our offices via Warwick Street proceeding onto Willes Road. Proceed for its entirety following onto Radford Road turning right at the traffic lights into Sydenham Road. Taking the second right hand turn into Gainsborough Drive, turning left into Padmore Grove. The property will be found located on the left hand side.

23 Padmore Court

Sydenham
Leamington Spa
CV31 1QP

First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 47.3 sq. metres (508.8 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England & Wales	EU Directive 2002/91/EC	

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