



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

An opportunity to acquire a particularly well proportioned, two bedroomed first floor apartment, in popular town centre location, with scope for cosmetic improvement. Ideal for investment purposes. NO CHAIN.

Price Guide
£185,000



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New Brook Street

Is a convenient town centre location ideally sited a short walk from excellent 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 4 being a first floor apartment, providing two good sized bedrooms and particularly well proportioned lounge/dining room, and includes fitted kitchen. The property is to be offered with NO ONWARD CHAIN, and does provide some scope for cosmetic improvement.

In detail the accommodation comprises:-

Communal Entrance Hall and Staircase
Leads to...

Private Entrance Hall

With laminate floor, night storage heater and connection, access to roof space, and cloaks cupboard.

Lounge/Dining Room

16'9" x 11' (5.11m x 3.35m)

With windows to two aspects, two electric radiators.

Fitted Kitchen

6' x 9'9" (1.83m x 2.97m)

With a range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer stainless steel sink unit, tiled floor, plumbing for automatic washing machine and downlighters.

Bedroom

10'10" x 10'9" (3.30m x 3.28m)

With electric radiator.

Bedroom

10'10" x 8'8" (3.30m x 2.64m)

With electric radiator.



Airing Cupboard

With lagged cylinder and immersion heater.

Bathroom/WC

6'6" x 5' (1.98m x 1.52m)

With white suite comprising tiled panelled bath with electric shower, shower rail and curtain, vanity unit, wash hand basin, low flush WC.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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 (01/04/2019), with 118 years remaining, Service Charge including Buildings Insurance is £1,001.67 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 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

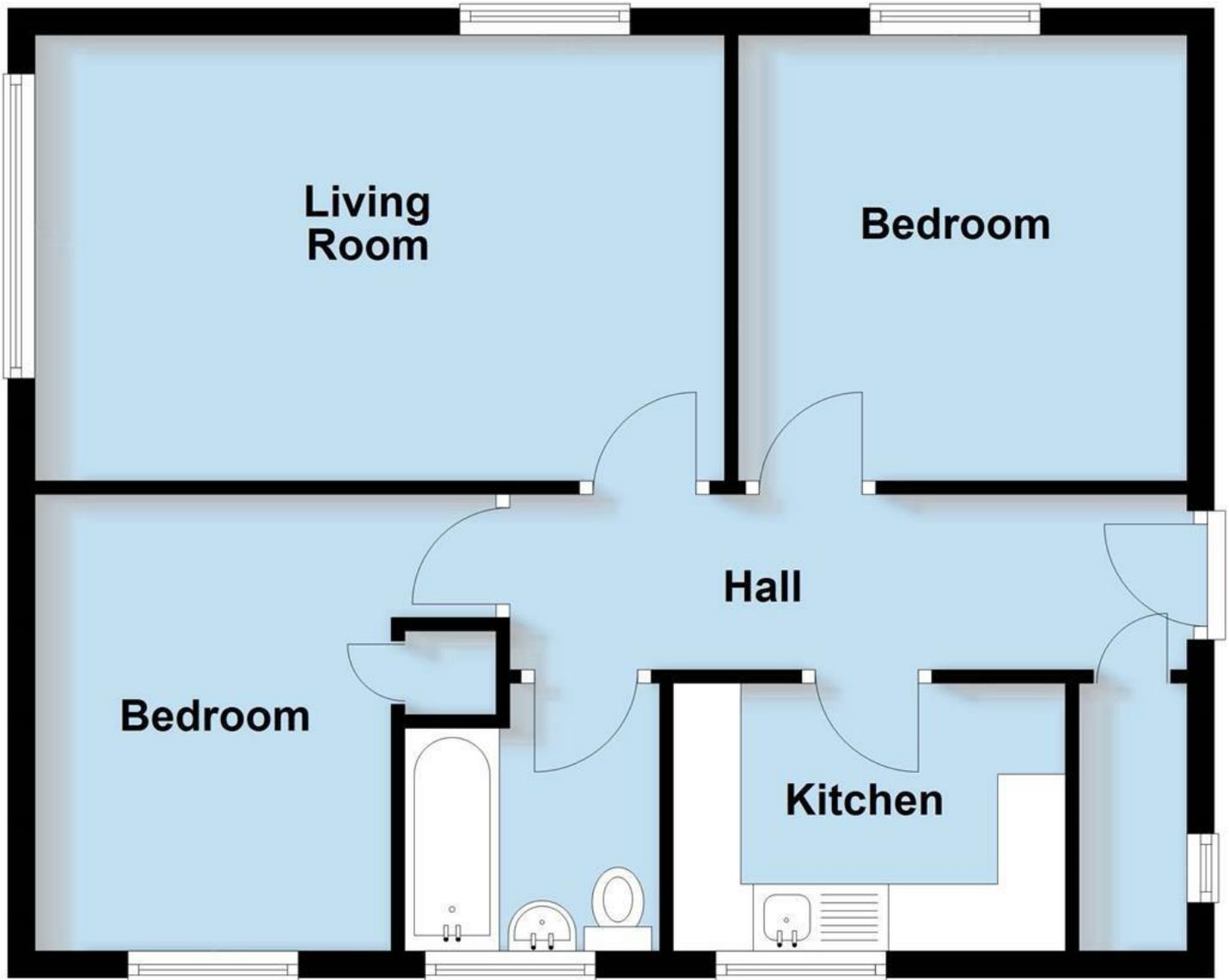
Council Tax Band A.

Location

First Floor Flat
CV32 5AR

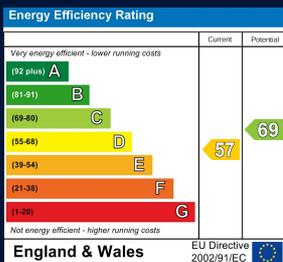
First Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



Total area: approx. 58.3 sq. metres (627.3 sq. feet)

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



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