





Immaculate, BRIGHT AND SPACIOUS SECOND FLOOR FLAT with balcony enjoying a sunny aspect. The flat benefits from, double glazing and with garage en-bloc to the rear. The accommodation is arranged as follows: Secure communal entrance, entrance hall, lounge/dining room, modern fitted kitchen, two good bedrooms and a modern bathroom, Viewing highly recommended. Awaiting EPC.

Location

108 All Saints Road is located in a popular established residential area close to local primary schools. Easy access is offered to both Warwick and Leamington Spa town centres and the excellent social, shopping, cultural and sporting facilities.

Secure Communal Entrance

Staircase leading to the second-floor landing.

Approach

Through entrance door into:

Entrance Hall

Wall-mounted entryphone system, Dimplex electric panel heater, downlighters, built-in storage cupboard. Opening to Kitchen and doors to:

Living Room

17'10" x 10'0" widening to 12'2" (5.44m x 3.06m widening to 3.71m)
Matching floor, wall-mounted Dimplex electric panel heater, two ceiling light points, double-glazed windows

to the front aspect and double-glazed casement door provide access to the external balcony.

External Balcony

Double-glazed door to BALCONY enjoying a sunny south-westerly aspect.

Fitted Kitchen

9'1" x 7'1" (2.78m x 2.16m)
Range of white gloss fronted base and eye level units, complementary wood effect worktops, tiled splashbacks and inset single drainer sink unit with mixer tap. Built-in electric oven and ceramic hob, space for upright fridge/freezer, space and plumbing for washing machine, downlighters and a double-glazed window.



Bedroom One

11'6" x 8'7" (3.51m x 2.64m)

Wall-mounted Dimplex electric panel heater, wood effect floor and a double-glazed window to the rear aspect.

Bedroom Two

8'8" x 8'4" (2.66m x 2.56m)

Matching floor, storage area with curtain rail and a double glazed window to the rear aspect.

Bathroom

Modern white suite with black fittings comprising WC, vanity wash hand basin with drawers beneath. Bath with mixer tap and Triton shower system over with glazed shower screen. Chrome heated towel rail, black

and white vinyl floor, built-in Airing/Linen cupboard housing the hot water tank.

Outside

Well-maintained communal gardens and there is also communal parking for the residents at the rear.

En-bloc Garage

Single garage en-bloc to the rear of the property.

Tenure

The property is LEASEHOLD held on a 999-year Lease with circa 937 years remaining. SERVICE CHARGE: Currently £1,080 per annum, payable monthly. GROUND RENT: £10.

Services

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

Council Tax

The property is in Council Tax Band "B" - Warwick District Council

Postcode

CV34 5NP

Second Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



Total area: approx. 53.6 sq. metres (576.9 sq. feet)

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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		
England & Wales		

55

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EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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