

BELVOIR!

Offers Over £160,000

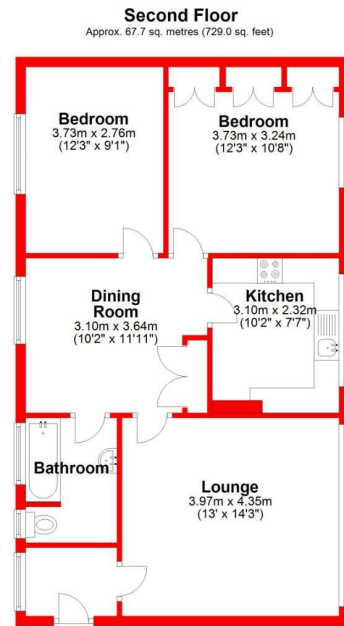


Maxstoke Gardens 16 Tachbrook

, Leamington Spa CV31 3DS

New to market Belvoir Leamington Spa are proud to present this two bedroom second floor apartment south of Leamington's river. Benefiting from being in close proximity to the Railway Station, Leamington's vibrant town centre and local amenities. In short, the property comprises of; two double bedrooms, living room, dining area, kitchen, bathroom and communal gardens.

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Total area: approx. 67.7 sq. metres (729.0 sq. feet)

ACCOMMODATION

Entrance: the property is accessed from the front via the communal door and intercom unit

Lounge: a generously sized living area with laminate flooring, four double glazed UPVC windows to the front elevation, gas central heated radiator and access to the dining area

Dining Area: this is a versatile space that can be used in many ways such as dining area or home office space. The wood effect laminate flooring continues into this space it also has a double glazed window to the rear elevation and gas central heated radiator

Kitchen: fitted with high and low level cream gloss units, low level electric double oven, four ring gas hob, complimentary grey laminate work tops, a silver one and a half sink unit with draining board, built in fridge freezer and wood effect laminate flooring

Bedroom 1: this master bedroom benefits from three double fitted wardrobes, a double glazed UPVS window to the rear elevation, gas central heated radiator and cream carpet.

Bedroom 2: another double bedroom with a double glazed UPVC window to the rear elevation, gas central heated radiator and space for bedroom furniture

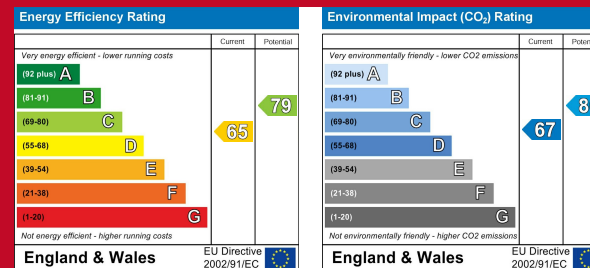
Bathroom: a good size bathroom with a white three piece suite consisting of: pedestal wash basin, bath with shower over and glass screen and low level WC. The bathroom also benefits from a heated chrome towel rail and storage.

Communal Garden: the apartment comes with use of the communal garden area

Tenure: Leasehold

Lease Length: 93 years

Maintenance charges and ground rent apply, for more details please contact the agent.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.