

BELVOIR!

Guide Price £190,000



BELVOIR!
Property is personal



Stamford Gardens 21 Rugby

, Leamington Spa CV32 6DB

COUNCIL TAX BAND - A. ** NO ONWARD CHAIN ** Belvoir Leamington Spa are proud to present this well positioned, two bedroom apartment situated only a short walk away from Leamington's vibrant town centre. in short the accommodation comprises of; two double bedrooms with fitted storage, large reception room, modern kitchen, bathroom, balcony area, outdoor storage and parking.

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ACCOMMODATION

Reception Room: Set at the rear of the apartment this room benefits from a large window with view to the rear, plenty of space for furniture and an electric fire with feature fireplace.

Kitchen: A well presented spacious kitchen with low and high white cabinets, electric low level oven, electric hob and space for under counter appliances.

Balcony: accessed from the kitchen this is a great outside space, perfect for a table and chairs.

Principle Bedroom: A large double bedroom at the front of the property with space for furniture and plenty of built in storage.

Second Bedroom: Another double bedroom to the front of the property with space for furniture and built in storage.

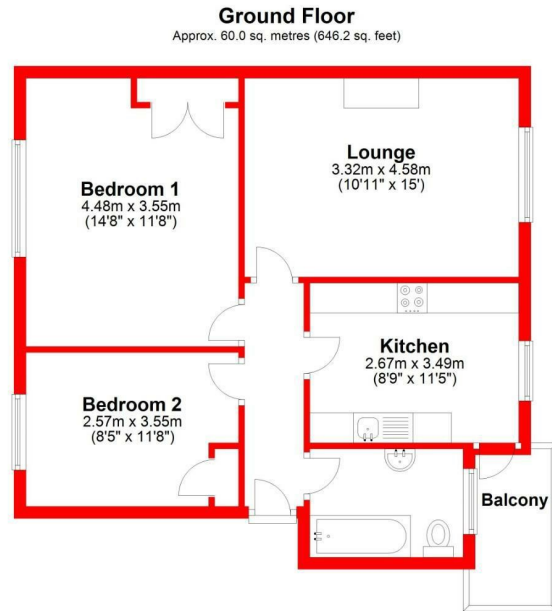
Bathroom: Modern bathroom consists of; bath with shower over, vanity wash basin with storage underneath, low flush w/c and heated towel rail.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The agent has not checked the legal status to verify the leasehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents on

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to Furnley House for help with finance. We may



Total area: approx. 60.0 sq. metres (646.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	74 78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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.

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