

# BELVOIR!

Guide Price £165,000



## Flat 1 50 Leam Terrace

, Leamington Spa CV31 1BQ

**\*\*Long Lease\*\*** This second floor apartment is located in a beautiful period property on the sought after Leam Terrace, just a few minutes walk from the Parade and Leamington's train station. Benefitting from great access to local amenities and transport links, the property briefly comprises lounge/dining room, kitchen, bedroom and bathroom.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)

## ACCOMMODATION

This first floor apartment is located in a beautiful period property on the sought after Leam Terrace, just a few minutes walk from the Parade and Leamington's train station. Benefitting from great access to local amenities and transport links, the property briefly comprises lounge/dining room, kitchen, bedroom and bathroom.

Entering the property through its private front door on the ground floor, you are greeted with stairs leading to the main body of the flat on the first floor.

The lounge/dining room is a good sized, bright room, with plenty of space for a lounge suite and dining table set, opening into the L-shaped kitchen. With a range of high and low level units, the kitchen includes oven, hob, extractor unit and has room for further free-standing appliances.

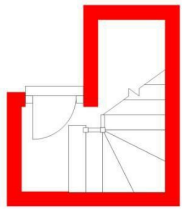
The bedroom is a good sized double, with ample space for freestanding wardrobe and other storage.

The bathroom features shower over a half tiled bath, low level WC and a pedestal wash basin.

On street permit parking available and garage to the rear

Leasehold - 953 Years Remaining

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		73	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

01926 422251  
22-23 Denby Buildings, Regent Grove,  
Leamington Spa, Warwickshire, CV32 4NY  
Email: amy.cunningham@belvoir.co.uk  
www.belvoir.co.uk



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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