BELVOIR!

Guide Price £175,000

25 Frances Havergal Close

, Leamington Spa CV31 3BU

** NO CHAIN ** Enjoying a quiet yet highly convenient location near Leamington Spa train station and the vibrant south town centre, this attractive two-bedroom ground floor apartment offers comfortable and well-balanced accommodation.

Step outside and you'll find yourself moments from a thriving mix of restaurants, traditional pubs, and an abundance of shops.

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ACCOMMODATION

The property comprises an entrance hall with a useful storage cupboard, leading through to a bright and spacious lounge with ample room for furnishings and pleasant views over the canal.

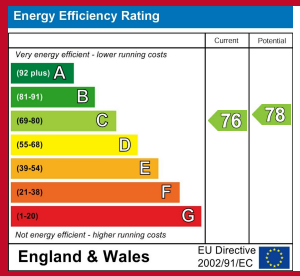
Off the lounge is a stylish kitchen, well-equipped with modern appliances and a range of high and low-level storage cupboards, also enjoying canal views.

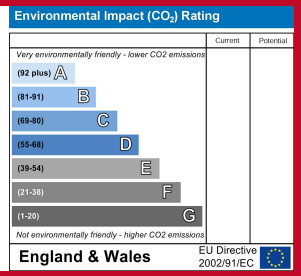
The main bedroom is a generous double, offering plenty of space for wardrobes and a desk. The second bedroom is versatile and could be used as an additional bedroom or an ideal home office.

The modern bathroom is fully tiled and features a sink, toilet, and a large walk-in shower.

Further benefits include allocated parking for one car.

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 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 only.
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 to Furnley House for help with finance. We may receive a 20% fee , if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you to Thomas Flavell + Sons solicitors. or Davisons Law, we may receive a fee of £150, if you use their services.





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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.