

BELVOIR!

Guide Price £105,000



9 Hitchman Court Hitchman

, Leamington Spa CV31 3QP

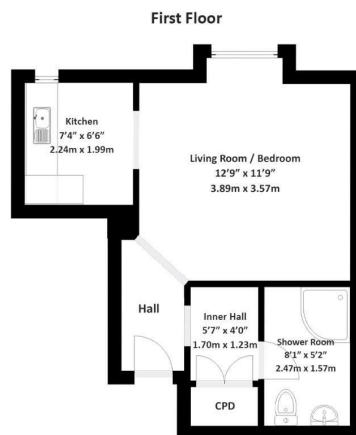
****Attention investors - long extended lease with no ground rent****

Belvoir are proud to present this charming one-bedroom ground floor studio apartment to the market. Situated in Royal Leamington Spa this well-presented studio apartment is a must-see property, perfect for first time buyers and investors alike. This ground-floor studio apartment forms the newer extension onto the period house, which has also been converted into apartments. The apartment benefits from splendid communal gardens which can be used by any of the residents and has free communal laundry facilities.

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Total Internal Living Area 28.17 square metres / 303 square feet



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ACCOMMODATION

Key Features

- First-floor position
- Large open-plan studio living/bedroom space
- Separate fitted kitchen with good storage
- Modern shower room
- Bright accommodation with excellent natural light
- Neutral décor throughout – ready to move into
- Communal off-road parking on the driveway
- Shared laundry room available for residents
- No upward chain

The main studio room offers flexible space suitable for both living and sleeping areas. The separate kitchen is well laid out and provides ample workspace and storage, while the modern shower room is finished to a contemporary standard.

Hitchman Court benefits from well-maintained communal areas, communal parking, and shared laundry facilities. Ideally located just a short distance from Royal Leamington Spa's vibrant town centre, the property is within easy reach of an array of independent shops, cafés, restaurants, and supermarkets. Beautiful green spaces such as Victoria Park and Jephson Gardens are also nearby, perfect for leisure and relaxation.

For commuters, Leamington Spa Railway Station offers direct services to London Marylebone, Birmingham, Coventry, and Oxford, making this an excellent base for travel.

This studio apartment provides a fantastic blend of convenience, comfort, and location making this an attractive home or investment opportunity in one of Warwickshire's most desirable towns.

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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 66 (Current), 80 (Potential)

Environmental Impact (CO₂) Rating: 45 (Current), 60 (Potential)



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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.