

PINE COURT, LEAMINGTON SPA CV32 7AE



A WELL PROPORTIONED TWO BEDROOM FIRST FLOOR FLAT IN A SOUGHT AFTER LOCATION.

- TWO DOUBLE BEDROOM
- FIRST FLOOR APARTMENT
- POPULAR RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN CENTRE
- COMMUNAL GARDENS AND PARKING
 - GARAGE EN-BLOC
- NORTH LEAMINGTON LOCATION
 - LONG LEASE
 - BATHROOM
- KITCHEN AND SITTING ROOM

2 BEDROOMS

£195,000

We are delighted to offer the opportunity to acquire this light and spacious two double bedroom first floor apartment, situated in this sought-after North Leamington Spa location within walking distance of Leamington Spa town centre and local amenities. This apartment would make an ideal first time buy or investment.

The accommodation comprises in brief - Spacious inner hallway, light and bright living / dining room, kitchen, two double bedrooms and shower room. The apartment comes with a garage en-bloc and is surrounded by beautifully well-maintained communal gardens and parking.

The apartment benefits from having gas central heating, as well as a new boiler installed. There is a long lease and the apartment is within a short walk of the local town centre. There is also secure intercom entry system in place for the communal doors.

Pine Court is ideally located within one mile of Leamington Spa's town centre, offering a whole host of restaurants, independent cafés, retailers and other local amenities. The development is also situated within walking distance of other local amenities including schools and convenience stores.

Front

The property is accessed from Cubbington Road, and there are communal grounds and parking available. The apartment is located on the first floor.

Entrance Hallway 11'11" x 2'8" (3.64 x 0.83)

With two light points to the wall, a storage cupboard, radiator and access to the shower room, bedrooms and living area.

Sitting Room 15'02x13'07 (4.62mx4.14m)

With a double glazed window to the front aspect, radiator and light points to the wall.

Kitchen 11'07x8'03 (3.53mx2.51m)

With double glazed windows to the rear aspect, light point to ceiling, built in storage, space for all white goods, including dishwasher, washer/dryer and fridge/freezer. Space for a cooker and kitchen work top with storage cupboards below.

Shower Room 6'1" x 5'5" (1.86 x 1.67)

With a walk in shower, heated towel rail, vanity sink unit, WC, double glazed window to the rear aspect and two light points to the wall.

Bedroom One 11'11x11'11 (3.63mx3.63m)

With a double glazed window to the front aspect, radiator and two light points to the wall.

Bedroom Two 11'01x8'00 (3.38mx2.44m)

With a double glazed window to the rear aspect, radiator and light points to the wall and built in storage space.

Communal Areas

The residents of Pine Court get to enjoy immaculately kept gardens, with some areas to sit in, as well as garages En-Bloc and parking.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is B.

Tenure

he property is leasehold with approximately 934 years remaining on the lease with an approximate annual service of £1265 per annum and an approximate ground rent of £11 per annum. This information should be checked and verified by your legal representative.

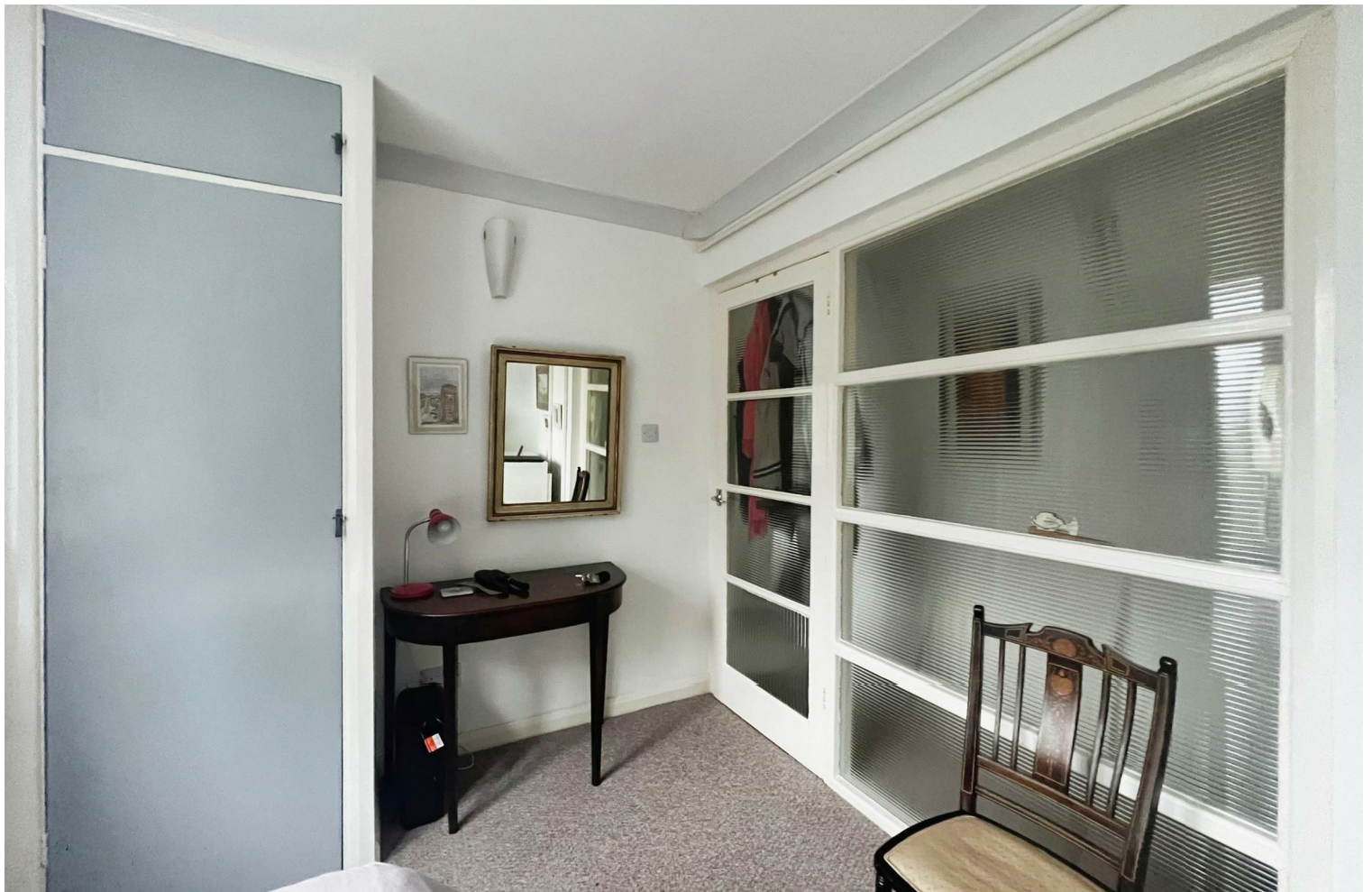
Viewings

Strictly by appointment through Hawkesford on 01926 438123



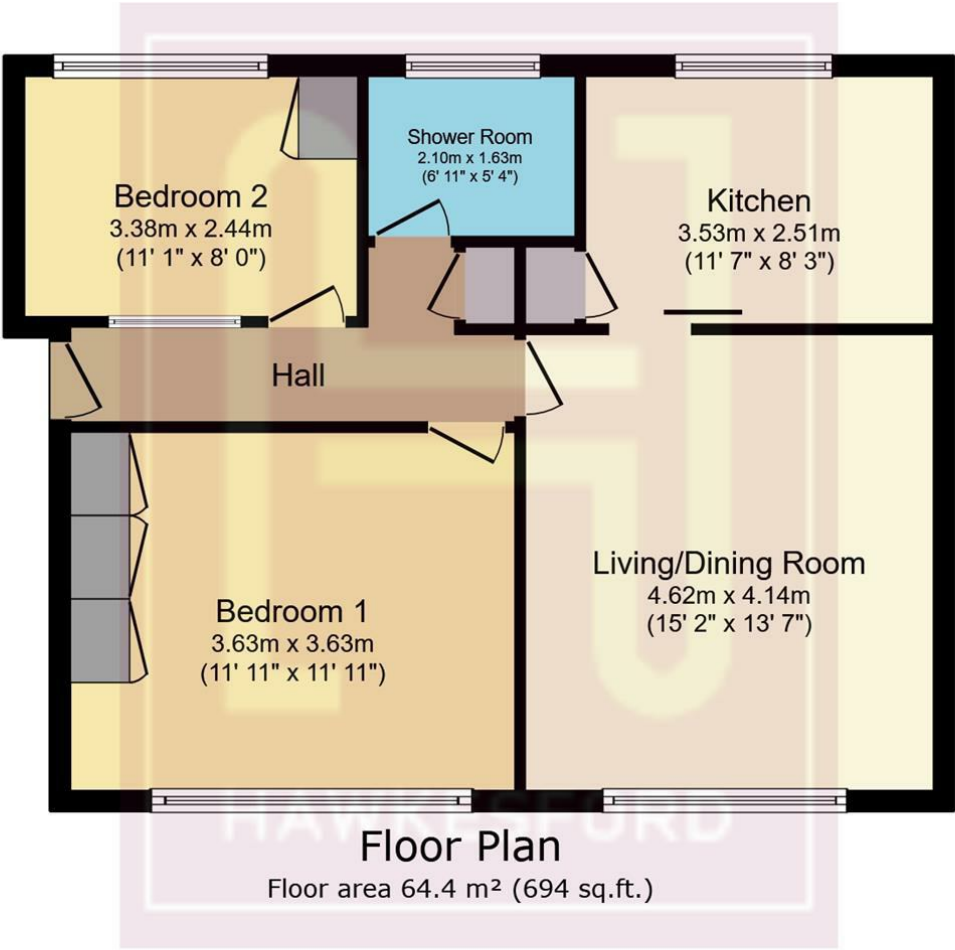












TOTAL: 64.4 m² (694 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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

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