

## WARWICK PLACE, LEAMINGTON SPA CV32 5DB



### **A WELL PRESENTED THREE BEDROOM TOWN CENTRE APARTMENT WITH A LONG LEASE AND GARAGE.**

- **Town Centre Location**
  - **Three Bedrooms**
    - **Garage**
    - **Long Lease**
- **Peppercorn Ground Rent**
  - **Bathroom**
    - **Wc**
  - **Kitchen**
  - **Lounge**
  - **Balcony**

**3 BEDROOMS**

**PRICE GUIDE £260,000**

Hawkesford are delighted to present this three bedroom first floor apartment, within an easy walk of the town centre and train station.

The Oaks is an established development which benefits from a very long lease, peppercorn ground rent and competitive service charge.

Accessed via a secure communal front door, which leads into the communal areas. The doors have a secure intercom system. The apartment benefits from a garage which is located to the rear of the property, where there are also communal gardens laid to lawn.

The property itself has been maintained and improved excellently over the years by the owners. Excellent room sizes throughout and the flat is in good condition throughout. The lounge area has a balcony overlooking the front of the property and Warwick Place. The bathroom and WC have been impressively updated and the bedrooms are all of good size.

We very much encourage viewings to appreciate the flat.

### **Front**

Accessed via a secure communal door with intercom system. The main door is accessed on the first floor.

### **Entrance Hallway 15'8" x 6'6" (4.80 x 2.00)**

With light points to the ceiling, smoke alarm, electric heater and access to all rooms. Benefiting from a good sized storage cupboard.

### **Lounge 18'8" x 11'11" (5.70 x 3.65)**

With double glazed window to front aspect and access to the balcony area, light point and electric heater.

### **Kitchen 10'11" x 10'0" (3.33 x 3.07)**

Benefiting from double glazed windows to the rear aspect, overlooking the communal gardens. Kitchen worktop with multiple storage compartments above and below. Integrated hobs, oven and grill. Space for all white goods.

### **Bedroom One 14'3" x 13'3" (4.35 x 4.06)**

With double glazed window to front aspect, light point and built in wardrobe.

### **Bedroom Two 11'8" x 11'1" (3.56 x 3.38)**

With double glazed windows to the rear aspect and light point.

### **Bedroom Three 11'5" x 8'5" (3.50 x 2.58)**

With double glazed window to side aspect and light point.

### **Bathroom 7'10" x 5'4" (2.40 x 1.65)**

Immaculate bathroom with double glazed windows to rear aspect, built in storage cupboard, With bath, shower, vanity sink unit and light point.

### **WC 7'10" x 3'5" (2.39 x 1.06)**

Like bathroom the WC is in immaculate condition, with light point, double glazed window to rear, WC and vanity sink unit.

**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.

**Tenure**

We believe the property to be leasehold. We believe there to be 948 years left on the lease with a service charge for the last 6 months at circa £575.00 and a ground rent of £10 per year.

**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, alternatively you can contact Jason Francis on 07973897543 direct.

**Fixtures and Fittings**

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

**GENERAL INFORMATION****Services**

Mains water and instant electric heat are connected to the property. There is no gas.

**Special Note**

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

**Photographs**

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

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**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.

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**Viewings**

Strictly by appointment through the Agents on (01926) 430553





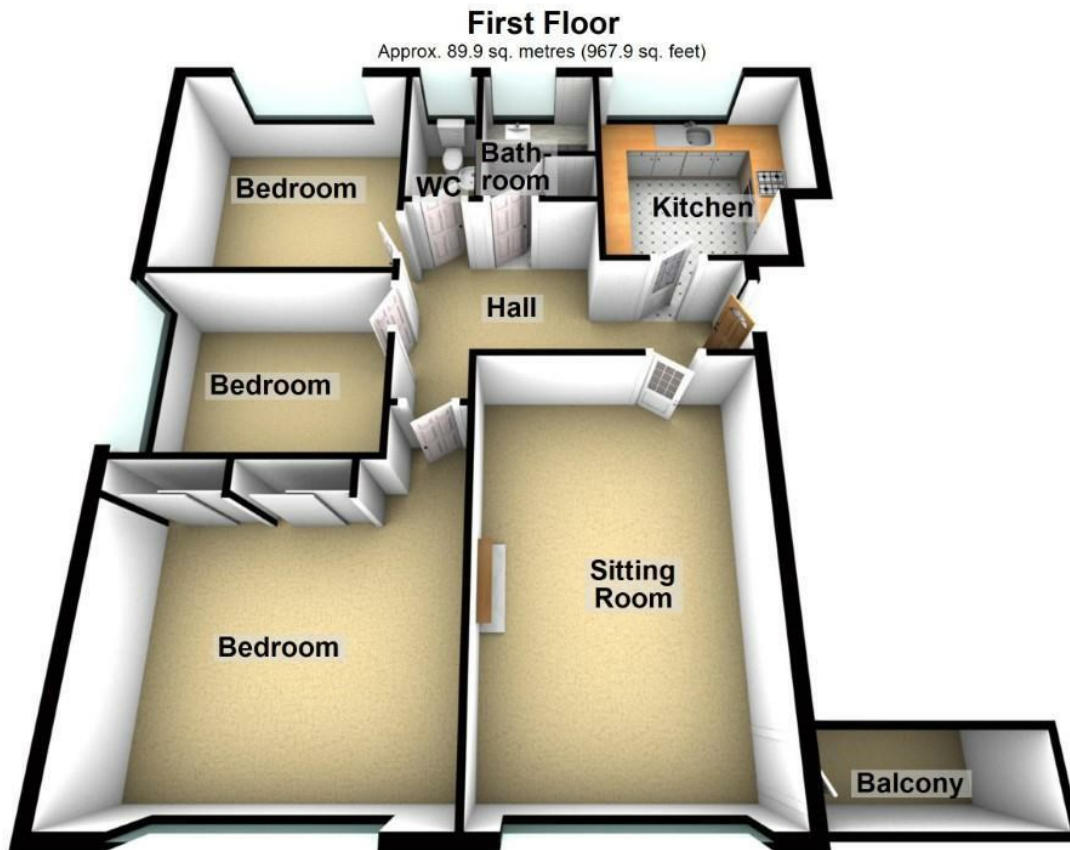












Total area: approx. 89.9 sq. metres (967.9 sq. feet)

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	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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