

**CROWN WAY, LEAMINGTON SPA CV32 7SH**



**A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT.**

- No Chain
- Secure Entrance to Communal Area
  - Close to Local Amenities
  - Two Double Bedrooms
  - Open Plan Lounge/Diner
    - Kitchen
    - Bathroom

**2 BEDROOMS**

**PRICE GUIDE £145,000**

A two bedroom first floor flat within a short walk of Leamington Town centre and very close to local shops and amenities.

The apartment has no upward chain and would be an ideal first time purchase of investment opportunity. The property is currently tenanted with a rental of circa £625pcm.

To arrange your view please call a member of our sales team.

### **Front**

The property is accessed a communal entrance with a secure door and intercom system. The flat is then accessed on the first floor.

### **Entrance Hallway 19'4" x 2'10" (5.90 x 0.88)**

Provides access to all rooms, with storage, light point and radiator.

### **Open Plan Living Dining Room 18'11" x 12'4" (5.78 x 3.78)**

With double glazed windows to both side aspect, radiator and light point.

### **Kitchen 9'6" x 8'8" (2.92 x 2.66)**

With double glazed window to the side aspect and light point.

### **Bathroom 7'7" x 5'5" (2.33 x 1.67)**

With double glazed window to side aspect, bath with shower attachment, sink, WC, light point and radiator.

### **Bedroom One 11'11" x 11'4" (3.65 x 3.46)**

With double glazed window to the side aspect, light point to ceiling and radiator.

### **Bedroom Two 11'4" x 9'10" (3.46 x 3.01)**

With double glazed window to the side aspect, light point to ceiling, radiator and storage cupboard.

### **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, 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 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.

**Tenure**

The property has 91.5 years left on the lease with a service charge of circa £58pcm. Please verify this with your solicitor should you proceed.

**Viewings**

Strictly by appointment through the Agents on (01926) 430553

**Information**

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. 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. All photographs are taken with a wide angled lens 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. . 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. Management Department For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.















