

KENILWORTH ROAD, LEAMINGTON SPA CV32 5TE



A ONE DOUBLE BEDROOM APARTMENT IN A PRIME TOWN CENTRE LOCATION SOLD WITH NO CHAIN.

- SUPERB TOWN CENTRE LOCATION
 - REGENCY BUILDING
 - NO CHAIN
- GAS CENTRAL HEATING
 - ENTRANCE HALLWAY
 - FITTED KITCHEN
- OPEN PLAN LOUNGE/DINER
 - DOUBLE BEDROOM
 - BATHROOM
- ROOF TOP VIEWS OF LEAMINGTON

1 BEDROOMS

PRICE GUIDE £200,000

A characterful second floor apartment situated in a successful Regency mansion conversion development and positioned just a short walk from the top of Leamington Spa's Parade and town centre with its renowned shopping boutiques, bars and restaurants.

The property has much character and benefits from gas central heating and roof top views over Leamington Spa. A communal entrance hall with stairs lead up to the apartment where the entrance door leads to a private entrance hall with a video security entry system. The hall gives access to the bedroom, bathroom and open plan kitchen, dining room and lounge. An ideal first time or investment purchase is on offer with No Upward Chain.

This represents either a good first time buy or investment opportunity.

Front

Sitting in the heart of Leamington Spa town centre this Regency mansion conversion is located in a prime position with steps leading to the main front door with secure entry system with well maintained black wrought iron fencing.

Communal Area

With tall ceilings, the communal entrance hallway houses home to the mail boxes for all the apartments within the building, leading through a secondary internal doorway to the sweeping stairs rising to the upper floors, tall sash windows and large wall mirrors offering a grand appearance.

Entrance Hallway 4'8"x.406'9" (1.44x.124)

On entry to the apartment there is a private entrance hallway, central pendant lighting, storage space for coats and shoes and door

Inner Hallway 7'10" x 5'8" (2.40 x 1.73)

With video secure entry system to the main front door and doors leading to:-

Kitchen 11'11" x 5'3" (3.65 x 1.61)

With laminate flooring, beech effect eye level and base units with complimentary beech work surfaces, tiled splash back areas, stainless steel sink with mixer tap, integrated oven, four ring gas hob, extractor hood, washing machine, fridge, freezer, coving to ceiling and spot lighting, open onto :-

Lounge/Dining Room 15'5" x 11'11" (4.71 x 3.65)

With two central heating radiators, tall ceilings with coving, sash window overlooking rear aspect, electric coal effect fireplace, tv point.

Bedroom 12'4" x 10'1" (3.76 x 3.09)

With sash window overlooking rear aspect, central heating radiator, fitted wardrobes, airing cupboard.

Bathroom 6'7" x 5'10" (2.02 x 1.78)

Location

The property is located in the heart of Leamington Spa with cafes, restaurants, shops and bars all within seconds walk of the apartment. The period building overlooks "Top Park" with its grassy areas and tree lined walk ways and sporting facilities on offer to the general public. The building itself is nestled within an abundance of other period and regal properties that make up the town centre of Leamington Spa. The train station is within easy walking distance with frequent lines to London in just over an hour and major road networks are also close by.

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, 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.

Tenure

The property is leasehold. We have been advised there are approx. 989 years remaining. Current Service Charge is approx. £130 PCM. This information would need to be verified by purchasers solicitor.

Viewings

Strictly by appointment through the Agents on (01926) 430553











Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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		83	86
	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		