

## WARWICK PLACE, LEAMINGTON SPA CV32 5DB



### A TOWN CENTRE THREE BEDROOM APARTMENT WITH COMMUNAL PARKING AND A GARAGE.

- Central Location
  - Lounge
- Three Bedrooms
- Communal Parking
  - Garage
  - NO CHAIN
  - Kitchen
  - Bathroom
- Communal Gardens

**3 BEDROOMS**

**PRICE GUIDE £279,000**

Nestled in the heart of Leamington Spa, this charming, light and airy apartment on Warwick Place offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and a thoughtfully designed reception room, this property provides ample space for both relaxation and entertaining.

One of the standout features of this residence is its prime location. Situated within walking distance to the vibrant town centre, residents can easily access a variety of shops, cafes, and local amenities that Leamington Spa has to offer. The communal gardens provide a serene escape, perfect for enjoying the outdoors, while the availability of parking and a garage add to what is on offer.

This property is particularly appealing as it comes with no chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area. With its spacious living accommodation and proximity to the town's attractions, this flat is a must-see for anyone seeking a home in Leamington Spa.

### **Communal Entrance Hall**

Leading to ground floor flat

### **Personal Entrance Hall**

With security phone to wall, panel heater and storage cupboard. Newly laid Vinyl floor

### **Lounge 12'0" x 18'8" (3.66m x 5.69m)**

With obscure glazed panel to inner wall with hallway, window to front elevation, feature fireplace with electric fire and newly fitted carpet

### **Bedroom One 14'2" x 11'6" (4.33m x 3.53m)**

With window to front elevation, four door built in wardrobe with blanket storage over and newly fitted carpets

### **Bedroom Three 8'6" x 11'1" (2.60m x 3.38m)**

Window to side elevation, panel heater and newly carpeted

### **Bedroom Two 11'1" x 10'11" (3.38m x 3.34m)**

Window to rear elevation, panel heater and newly carpeted

### **Separate WC**

With window to rear elevation, low level WC, pedestal wash hand basin with mirror over and continued vinyl flooring from hallway

### **Bathroom**

With obscure glazed window to rear elevation, pedestal wash hand basin, bath with shower over, panel heater and extractor fan. Cupboard housing the immersion heater and slatted shelving. Continued vinyl flooring from hallway

### **Kitchen 8'2" x 10'10" (2.51m x 3.32m)**

Newly fitted vinyl flooring, window to rear elevation, electric cooker with extractor over, fridge/freezer, washer/dryer, fitted with floor and wall units and further extractor to wall.

### **Outside**

Communal parking and a single garage en bloc (number 21) with up and over door.



**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.

**Fixtures and Fittings**

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

**General Information**

Services to the property - 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 is leasehold. Service charge currently 690.50 per six months with a ground rent of £10pa. The lease has 999 years from 25th March 1964.

**Viewings**

Strictly by appointment through Hawkesford on 01926 430553

**Council Tax**

The council tax is band C















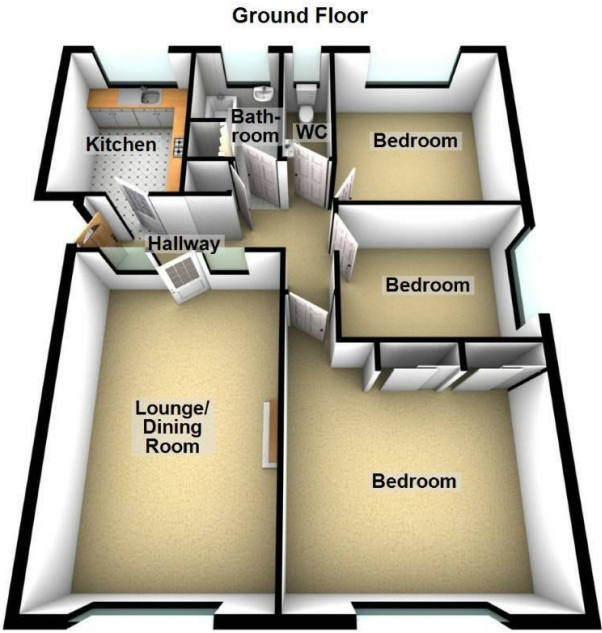












Total area: approx. 87.8 sq. metres (945.1 sq. feet)

| 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 |           |

| 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 |           |