



Connells

Warwick Place
Leamington Spa

Warwick Place Leamington Spa CV32 5DF

for sale offers in excess of
£180,000



Property Description

Positioned in the highly sought-after location of Warwick Place, this charming and characterful ground floor garden apartment offers a wonderful blend of style, comfort, and convenience.

Upon arrival, the property benefits from an allocated parking space to the front, leading you into a well-maintained communal entrance hallway. The apartment itself is situated on the ground floor, providing easy access.

Entering the property, a small set of steps leads down into a spacious and inviting open-plan living area, comprising a lounge, dining space, and kitchen, perfect for both relaxing and entertaining. The layout creates a light and sociable environment, enhanced by the apartment's unique sense of character.

From the main living space, a door leads through to a generously sized double bedroom, complete with its own ensuite bathroom, offering privacy and practicality.

A standout feature of this delightful apartment is its private garden, an increasingly rare find in such a central and desirable location, providing an ideal outdoor space for enjoying warmer months or unwinding in peace.

incorporating a sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a dishwasher, a washing machine and a fridge/freezer. Comprising laminate flooring and a door to the bedroom.

Approach

Via a communal stoned driveway having allocated parking space, stairs up to the communal door way, apartment is located on the ground floor.

Entrance Hallway

Having entrance hallway with stairs leading down to the open plan living area.

Lounge/Dining Area

Spacious, light and airy lounge/dining area consisting of laminate flooring, a radiator, a double glazed window to side elevation and French doors leading to the garden.

Kitchen Area

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas,

Bedroom

Double bedroom having a radiator, a double glazed window to rear elevation and a door to the bathroom.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, ceiling spotlights, a heated towel rail and an extractor fan.

Garden

Private, low maintenance garden accessed via the lounge/dining area. Being mainly laid to gravel and fully fence enclosed.

Parking

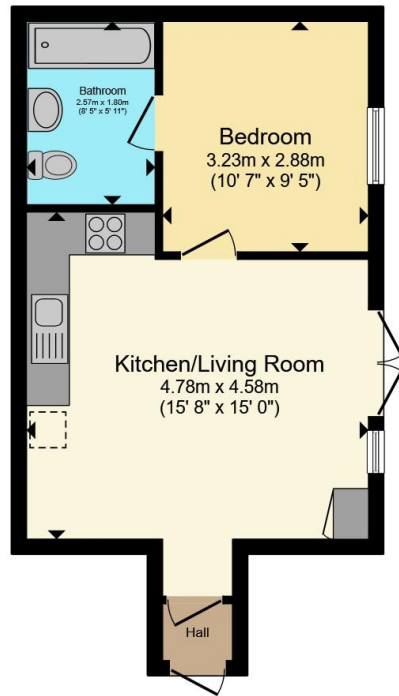
One allocated parking space.

Lease Information

The property is leasehold with a lease length of 125 years from 1st January 2006. The property is subject to management charges which include an annual ground rent of £150 and an annual service charge of £3,372 (this charge is due to change/reduce by 2027 however charge is TBC).

Pets are subject to management approval.





Ground Floor

Total floor area 36.3 m² (391 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax Band: B

Service Charge: 3372.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315369

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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