



Connells

Parish End
Leamington Spa



Property Description

Situated in a popular and convenient location, this well-presented apartment is ideal for first-time buyers, downsizers, and investors alike. The property is beautifully maintained with neutral décor throughout and benefits from two allocated parking spaces, with access via a well-kept communal entrance hallway.

The accommodation comprises two generously sized bedrooms, including a master bedroom with en-suite shower room, a bright and spacious lounge/diner, and a modern kitchen accessed through an attractive archway from the living area. A separate family bathroom completes the internal layout.

Offered to the market with no onward chain, this ready-to-move-into apartment presents an excellent opportunity for comfortable, hassle-free living.

Communal Entrance

Well-maintained communal entrance with stairs to all floors.

Entrance Hallway

Welcoming entrance hallway comprising a built-in cupboard, hardwood floor and doors to all rooms.

Lounge/Dining

17' 9" max x 11' 4" max (5.41m max x 3.45m max)

Generously sized light and airy lounge/dining having a radiator, hardwood floor French doors leading to the Juliet balcony and access into the kitchen.

Kitchen Area

9' max x 8' 3" max (2.74m max x 2.51m max)

Fitted with shaker style wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances

include; an electric oven, gas hob with cooker hood over, a washing machine and a fridge/freezer. Comprising a double glazed window to front elevation.

Bedroom One

9' 6" max x 10' 8" max (2.90m max x 3.25m max)

Double bedroom having built-in wardrobe, a double glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle and low level W/C. Having a fully tiled walls and a radiator.

Bedroom Two

14' max x 10' 4" max (4.27m max x 3.15m max)

Double bedroom having built-in wardrobes, a radiator and two double glazed windows to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a bath with shower over and low level W/C. Having a fully tiled walls and a radiator.

Parking

Two allocated parking spaces available.

Lease Information

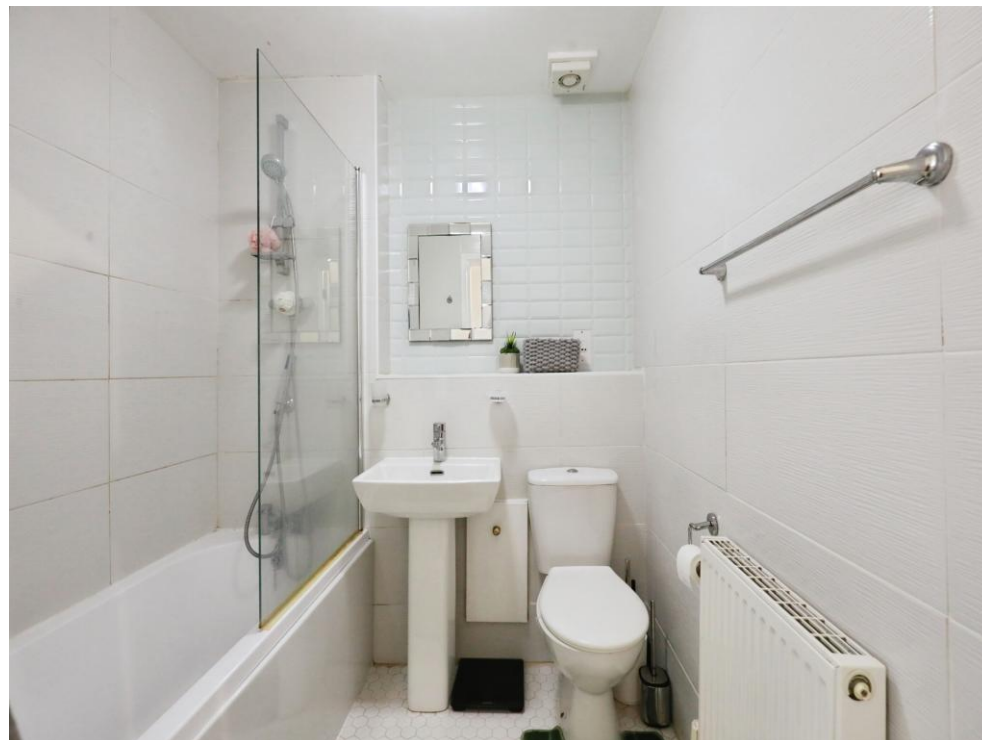
The property is leasehold with a lease length of 999 years from 1st November 2004. This property is subject to management costs to include; an annual service charge of £1,450. Further information available upon request.

Seller's Comments

A perfect 2 bedroom, 2 bathroom apartment with 2 parking spots. This well maintained apartment is also a short commute to NFU and Jaguar Land Rover making it ideal as an investment and for first time buyers in a high demand area. The apartment features hardwood parquet flooring, a fully tiled bathroom and a light neutral deco.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 60.8 m² (655 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

Connells



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax
Band: B

Service Charge:
1450.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315257

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2004. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315257 - 0005