



Brunswick Street Leamington Spa CV31 2ED

for sale offers over
£170,000



Property Description

Modern two double bedroom apartment with a garage en bloc!

A well-presented, modern second-floor apartment with ideally located in the sought-after area of South Leamington, within easy walking distance of the train station and town centre.

This spacious property offers a bright and airy lounge/diner, a well-equipped kitchen, two generously sized double bedrooms, and a contemporary bathroom newly fitted in 2024. Externally, the property benefits from well-maintained communal gardens to the rear, residents' parking, and a garage en bloc, providing additional convenience and storage.

This apartment would make an ideal first-time purchase or an excellent investment opportunity.

Communal Entrance

Well-maintained communal entrance with stairs rising to the flat situated on the second floor.

Entrance Hallway

Welcoming entrance hall leading to the kitchen and lounge diner.

Lounge Dining Room

14' 6" x 13' 6" (4.42m x 4.11m)

Spacious, light and airy lounge consisting of an electric radiator and a double glazed window to front elevation.

Kitchen

7' 9" x 8' 6" (2.36m x 2.59m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising a double glazed window to rear elevation.

Bedroom One

11' 10" x 15' 4" (3.61m x 4.67m)

Generously sized double bedroom having an electric radiator and double glazed windows to front and side elevations.

Bedroom Two

11' 4" x 10' 6" max (3.45m x 3.20m max)

Double bedroom benefitting from a fitted wardrobe with sliding mirrored doors, an electric radiator and a double glazed window to rear elevation.

Bathroom

Newly fitted in 2024 a three piece suite with wash hand basin and vanity unit, bath with mixer taps and shower over and a W/C. Having partly tiled walls, a double glazed window to rear elevation and a cupboard housing the hot water tank.

Communal Gardens

Access via the communal entrance, low maintenance garden being fence enclosed with a washing line.

Parking

Communal parking situated to the rear of the property.

Garage En Bloc

Single garage en-bloc situated to the rear of the property.

Lease Information

The property is leasehold with a lease length of 150 years from 3rd December 2013. The property is subject to management fees to include an annual ground rent of £125, an annual service charge of £781.56 and an annual building's insurance of £242.29.

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 78.1 m² (841 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

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To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax
 Band: B

Service Charge: 781.56 Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314623

This is a Leasehold property with details as follows; Term of Lease 150 years from 03 Dec 2013. 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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Property Ref: SPA314623 - 0004