





Property Description

Situated within easy walking distance of the town centre and railway station, this beautifully refurbished one-bedroom garden apartment offers stylish and modern accommodation throughout.

The modern interior comprises a welcoming entrance hallway with a useful built-in storage cupboard, a bright and spacious lounge leading through to a contemporary fitted kitchen, a double bedroom, and a modern bathroom.

Outside, the property benefits from its own private courtyard garden, providing an ideal space for outdoor relaxation and entertaining. This attractive apartment would make an ideal first-time purchase, investment opportunity, or convenient lock-up-and-leave home thanks to its excellent location.



Lease Information

The property is leasehold with a lease length of 125 years from 1st January 2017. The property is subject to management charges which include an annual ground rent of £200 and an annual service charge of £700.

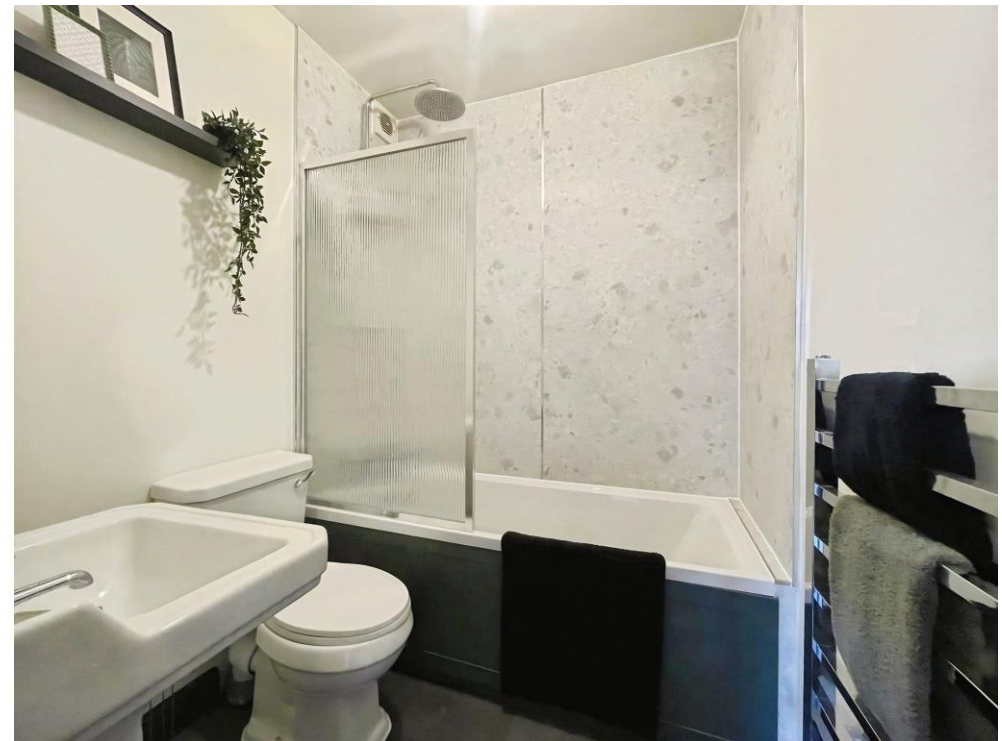
Pets are subject to management approval.

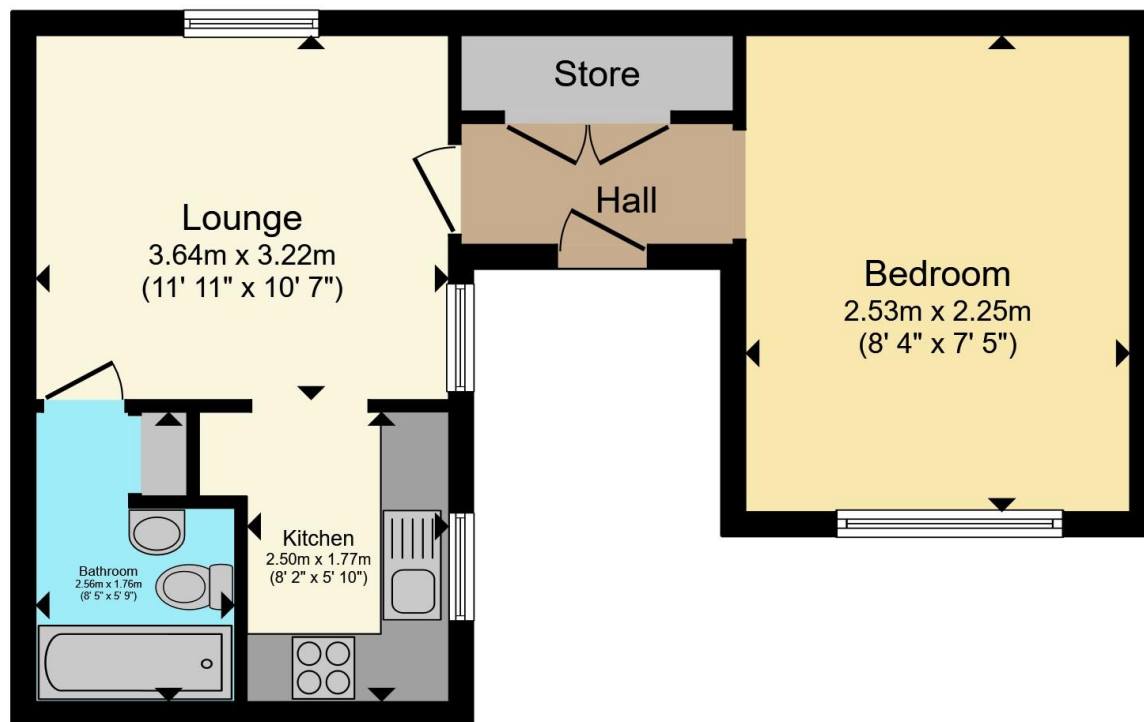
Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.

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 40.5 m² (436 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: A

Service Charge: 700.00 Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315611

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

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Property Ref: SPA315611 - 0003