



Connells

Morton House Morton Street
Leamington Spa

Morton House Morton Street Leamington Spa CV32 5TR

for sale offers over
£230,000



Property Description

A beautifully presented two-bedroom ground floor apartment offered with a share of the Freehold and with 999-year lease from 2017, enviably positioned in a sought-after North Leamington Spa location, just 0.4 miles from the vibrant town centre.

Accessed via a well-maintained communal entrance leading to a private front door, the apartment opens into a welcoming hallway. Fully renovated in 2018, at its heart is a bright and sociable open-plan kitchen and living area, two well-proportioned bedrooms, a contemporary bathroom and a generous storage cupboard complete the accommodation.

Residents benefit from a private allocated parking space within the development's secure inner courtyard, alongside the option to apply for an on-street parking permit, offering a valuable convenience in this highly regarded part of town.

The location is a particular highlight, which offers an excellent blend of being both close to the very centre of the town, but also in a tucked away residential location. The town centre is just a short walk away, providing an exceptional range of amenities, leisure facilities including The Steamhouse on Morton Street, one of Leamington's popular destinations for artisan coffee, independent street food vendors and a vibrant community atmosphere.

Currently tenanted, the apartment has consistently proven popular with renters thanks to its combination of lifestyle, convenience, and accessibility, making it an attractive turnkey investment opportunity.

Communal Entrance

Well-maintained communal entrance giving access to the apartment which is situated on the ground floor.

Entrance Hallway

Welcoming entrance hallway having a telephone entry system, a built-in storage cupboard, ceiling spotlights and doors to all rooms.

Open Lounge/Kitchen/Diner Plan

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Integrated appliances include an electric oven, electric hob with cooker hood over, a dishwasher, washing machine and a fridge/freezer. Housing the wall-mounted combi-boiler and comprising laminate flooring, two radiators, ceiling spotlights and double glazed windows to front and side elevation.

Bedroom One

Double bedroom having laminate flooring, a radiator, ceiling spotlights and a double glazed window to side elevation.

Bedroom Two

Double bedroom having laminate flooring, a radiator, ceiling spotlights and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail, ceiling spotlights and a double glazed window to rear elevation.

Parking

There is an allocated (corner) parking space within the courtyard as well as permit parking available.

Lease Information

The property is being sold with a share of the freehold. The lease length is 999 years from 1st October 2017. The property is subject to management costs and the current annual service charge is £267.00.

The flat owners at Morton House (including the owner of this property) have recently agreed that the annual service charge for this flat in 2027 will be £1,950, payable in two 50% instalments in April and October 2027. This charge includes an ad-hoc amount of £1,392 towards external maintenance and upkeep the overall building. Since 2018, the service charges for this flat has averaged £300 - £500 per year and is expected to be closer to this again from 2028 onwards, subject to agreement between all the flat owners.

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 47.5 m² (511 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: C Council Tax
 Band: B

Service Charge: 267.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315202

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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