

## RUGBY ROAD, LEAMINGTON SPA CV32 6DS



**A TWO BEDROOM APARTMENT IN A PRIME NORTH LEAMINGTON LOCATION  
WITHIN WALKING DISTANCE OF THE TOWN.**

- NO CHAIN
- NORTH LEAMNGTON
- SECURE ENTRANCE SYSTEM
- LOUNGE
- TWO BEDROOMS
- KITCHEN
- BATHROOM
- LONG LEASE

**2 BEDROOMS**

**OFFERS IN EXCESS OF £150,000**

A two double bedroom apartment, located in a prime North Leamington location. The purpose built block of apartments has a secure entrance for all of the flats, allowing access to the communal entrance hall. The property is ideally situated next to a row of shops and is in easy walking distance of the town. An ideal first buy or investment, the property has No chain and a long lease. We advise booking your viewing early.

### **Communal Entrance**

Welcoming entrance hallway with access to the flat on the first floor.

### **Lounge/Dining 15'3" x 11'1" (4.67 x 3.38)**

Light and airy spacious lounge/diner comprising an electric radiator and a double glazed window to front elevation.

### **Kitchen 7'4" x 6'3" (2.26 x 1.93)**

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for appliances, with laminate flooring, and a double glazed window to rear elevation.

### **Bedroom One 10'7" x 7'8" (3.23 x 2.36)**

Double bedroom comprising an electric radiator and a double glazed window to front elevation.

### **Bedroom Two 11'1" x 10'5" (3.40 x 3.20)**

Bedroom comprising an electric radiator and a double glazed window to rear elevation.

### **Bathroom 5'10" x 5'4" (1.78 x 1.64)**

Fitted with a three piece suite comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, laminate flooring and a double glazed window to rear elevation.

### **Parking**

On street parking at the front of the property.

### **Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

### **Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

### **Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

### **General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

### **Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is A.

**Tenure**

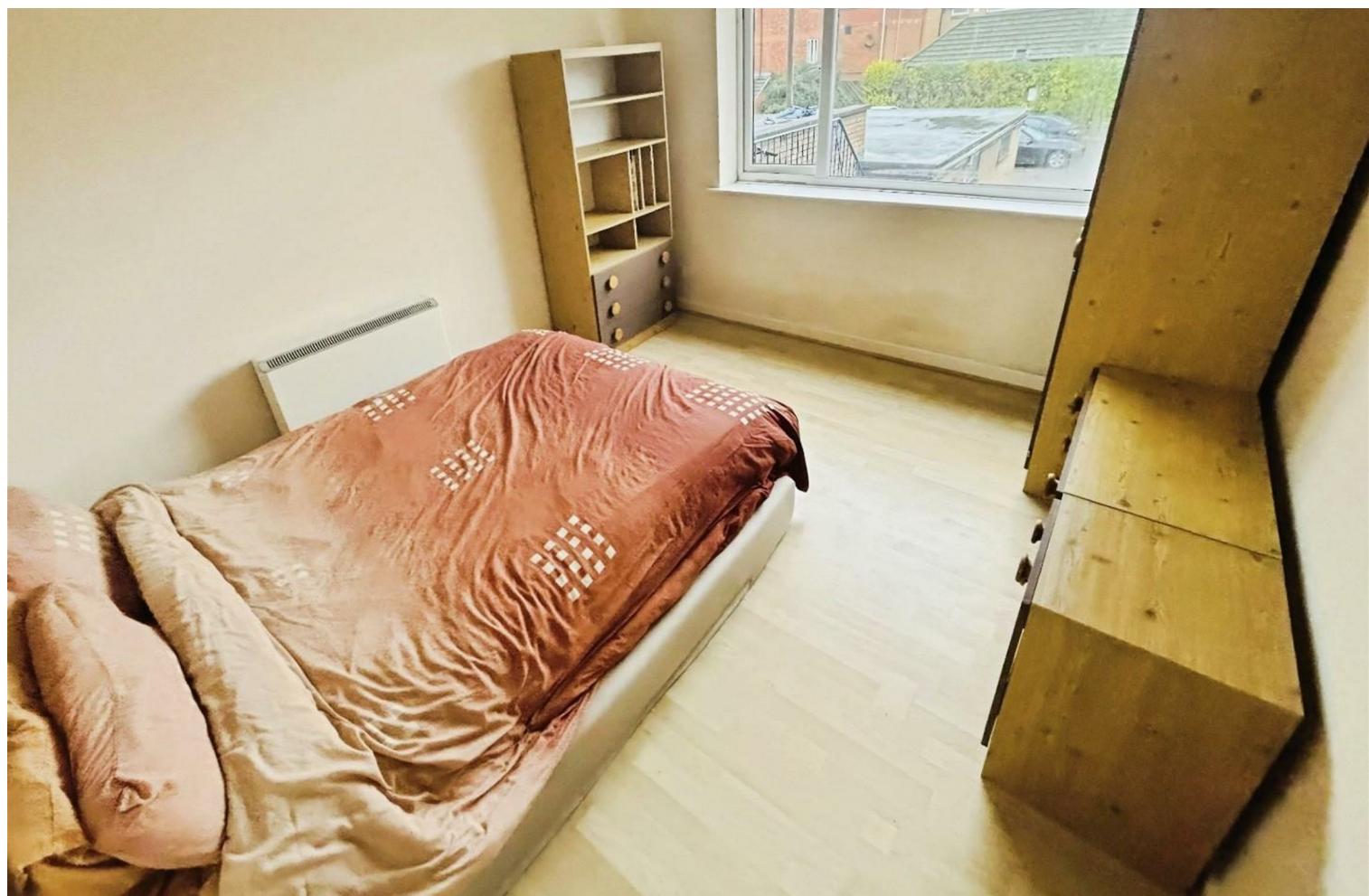
The property is being sold with a Share of Freehold. The lease length is 999 year from 1st January 2011. The property is subject to management charges, to include an annual service charge of £1320.

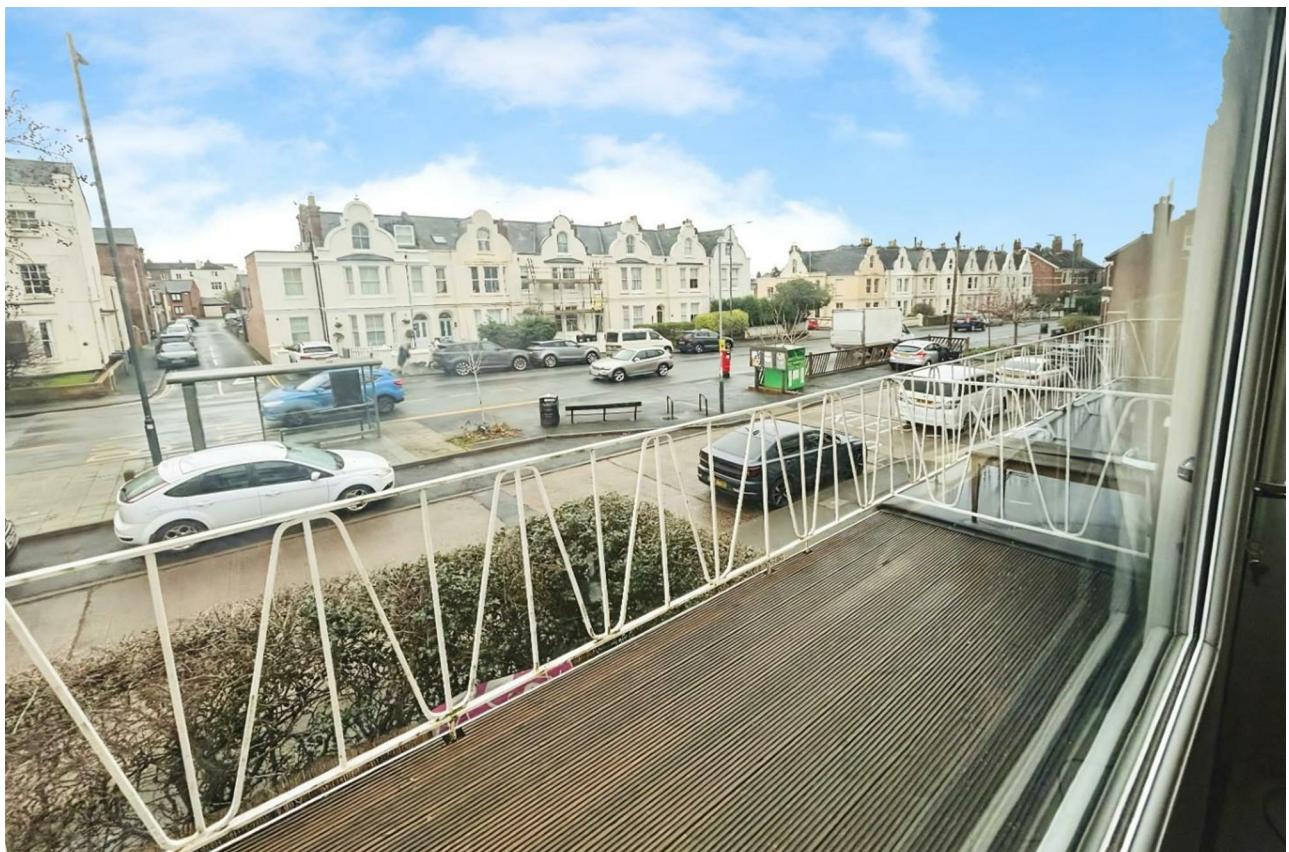
**Viewings**

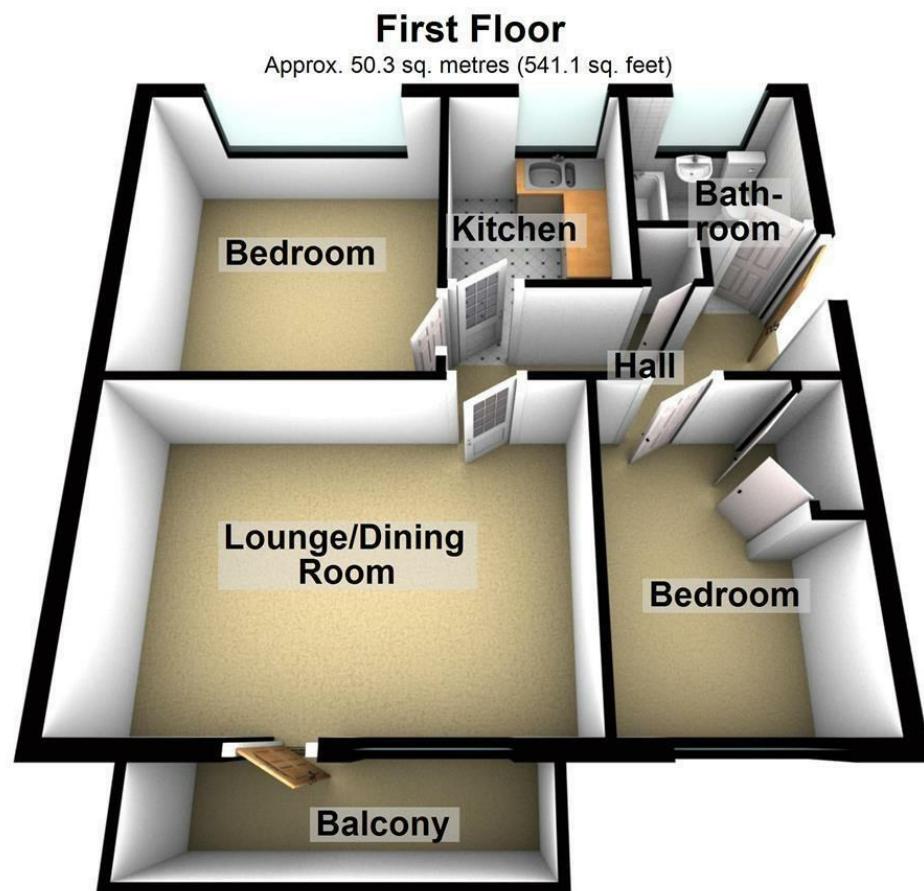
Strictly by appointment through Hawkesford on 01926 438123



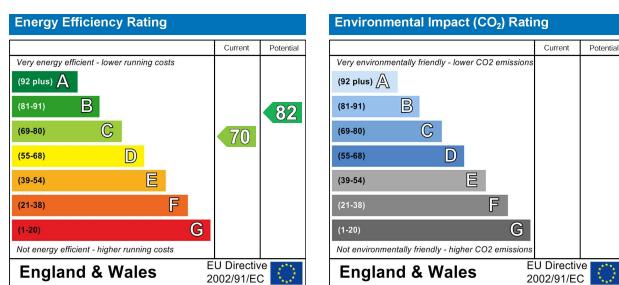








Total area: approx. 50.3 sq. metres (541.1 sq. feet)



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