

SAPPHIRE DRIVE, LEAMINGTON SPA CV31 3LB



A ONE BEDROOM APARTMENT BEING SOLD WITH NO ONWARD CHAIN

- NO CHAIN
- ONE BEDROOM APARTMENT
 - EXTENDED LEASE
 - LOUNGE
 - KITCHEN
 - BEDROOM
 - BATHROOM
- ALLOCATED PARKING

1 BEDROOMS

OFFERS OVER £145,000

Nestled in the desirable area of Sapphire Drive, Leamington Spa, this charming one-bedroom apartment presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The bedroom is comfortably sized, ensuring a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve both residents and guests.

One of the standout features of this apartment is the extended lease, offering peace of mind and security for years to come. Additionally, the property is offered with no chain, allowing for a smooth and efficient purchase process.

Situated within walking distance of Leamington town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities, as well as the convenience of the nearby train station for those commuting or exploring further afield.

The apartment also benefits from allocated parking, along with visitor parking, making it an ideal choice for both residents and guests. This property combines comfort, convenience, and a prime location, making it a must-see for anyone looking to embrace the vibrant lifestyle that Leamington Spa has to offer.

Front

The property has allocated and visitors parking as well as a communal green. There is a secure main entrance for all the apartments. This property is located on the first floor.

Entrance Hallway

L shaped entrance hallway that allows access to the bathroom, bedroom and lounge areas. There is a light point, storage heater and storage cupboard.

Lounge 14'7" x 11'1" (4.45 x 3.38)

Double glazed windows to the front aspect overlooking the communal areas, light point to ceiling, storage heater and through access to the kitchen.

Kitchen

With a light point to ceiling, space for white goods, integrated oven and grill with hobs, kitchen worktop with units above and below.

Bedroom 11'1" x 9'2" (3.40 x 2.80)

Double glazed window to the front, light point to ceiling and electric heater.

Bathroom 6'10" x 6'4" (2.10 x 1.95)

With a bath and shower attachment, WC, sink, light point to ceiling.

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 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

Tenure

The property has recently had it's lease extended, we await paperwork but we believe it to be 125 years.
Service Charge - £1316 per annum
£109 per month.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		