

GUY STREET, LEAMINGTON SPA CV32 4RT



A THREE BEDROOM DUPLEX APARTMENT IN THE TOWN CENTRE WITH A LARGE BALCONY

- HMO LICENCE
- TOWN CENTRE
- DUPLEX APARTMENT
- THREE BEDROOM
- CLOSE TO UNI BUSES
- BATHROOM
- LARGE OPEN RECEPTION AREA WITH KITCHEN AND LIVING ROOM
- LARGE BALCONY AREA OVERLOOKING THE TOWN

3 BEDROOMS

PRICE GUIDE £225,000

A stylish three-bedroom duplex apartment situated right in the heart of Leamington Spa town centre, with everything the town has to offer just on the doorstep.

The property is arranged over two floors, with three good-sized double bedrooms and the bathroom on the ground floor. Upstairs, there is a spacious and modern open-plan kitchen and dining area, providing a great space for entertaining and everyday living. The apartment also benefits from a generous balcony overlooking Leamington Spa.

Offered with no onward chain, this would make an ideal first-time purchase for anyone looking to enjoy the convenience and social side of town centre living.

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 C.

Tenure

125 years from and including 1 December 2013 to and including 30 November 2138

Ground rent - £250

Service Charge - £300 - £325 per quarter.

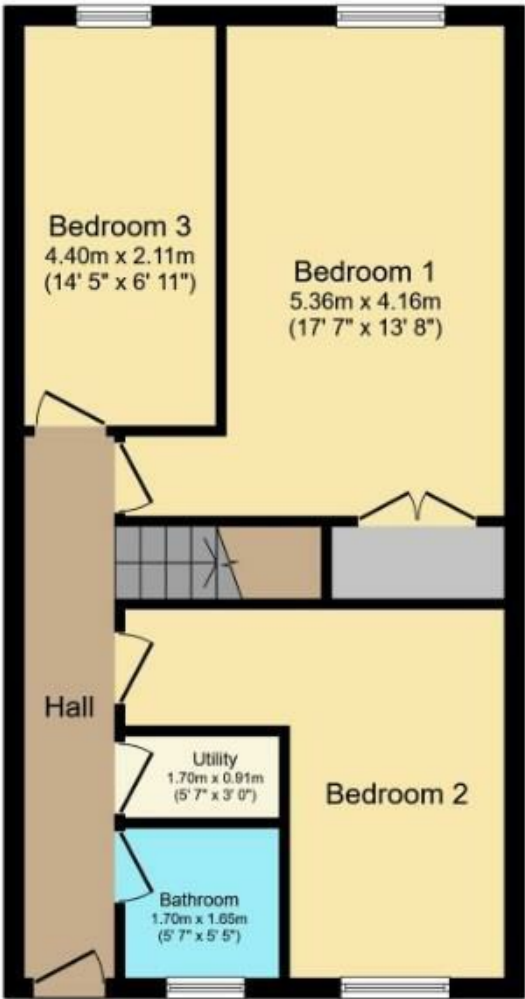
Viewings

Strictly by appointment through Hawkesford on 01926 438123

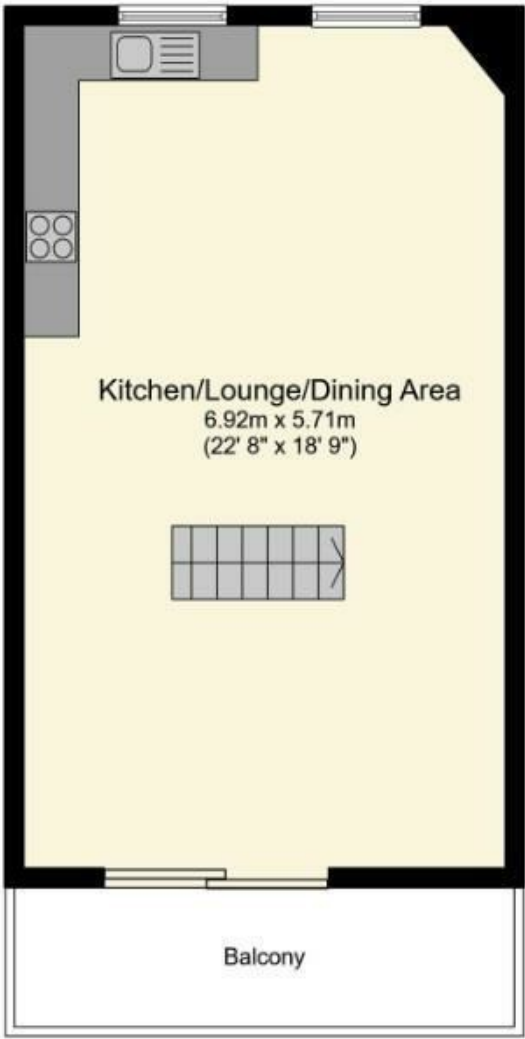








Ground Floor



First Floor

