

## UPPER HOLLY WALK, LEAMINGTON SPA CV32 4JT



### A TWO DOUBLE BEDROOM TOWN CENTRE APARTMENT.

- TOP FLOOR
- TWO DOUBLE BEDROOMS
  - LIVING ROOM
  - FITTED KITCHEN
  - BATHROOM
- GAS CENTRAL HEATING
- OFF STREET PARKING
  - NO CHAIN
- SECURE INTERCOM DOOR ENTRANCE
  - LONG LEASE

**2 BEDROOMS**

**PRICE GUIDE £210,000**

Hawkesford are pleased to present this two double bedroom apartment, located within a very short walk of Leamington town centre and train station.

Talbot Court is a well sought after development with the advantage of allocated parking. The property which is situated on the second and top floor is accessed via a communal stairwell and security entrance phone system into the main building.

This is an ideal first time purchase or investment and is being marketed with **\*\*NO CHAIN\*\***.

### **Front**

The property has off road parking directly in front of the building. Access to the communal areas via secure doors, the flat is located on the second (top) floor.

### **Entrance Hallway**

Having a light point to ceiling, built in storage cupboard and single panel radiator. Access to both bedrooms, kitchen, sitting room and bathroom.

### **Living Room 13'0" x 12'5" (3.97 x 3.79)**

Having a light point and coved cornicing to ceiling, uPVC double glazed window to front elevation, and double panel radiator.

### **Kitchen 9'2" x 7'9" (2.81 x 2.38)**

Having a light point to ceiling, double glazed window overlooking the rear elevation, wall mounted gas fired combination boiler, a fitted kitchen to comprise, four base units, space for upright fridge/freezer, drawer stack, space and plumbing for automatic washing machine, built in stainless steel single electric oven, built in stainless steel four ring ceramic hob inset into granite effect work surface with extractor fan over, five further wall mounted units, stainless steel single bowl single drainer sink with mixer taps over inset into work surface with tiled splash back, vinyl floor covering.

### **Bedroom One 12'6" x 10'2" (3.83 x 3.11)**

Having a light point to ceiling, UPVC double glazed window to front elevation, double panel radiator and built in wardrobe with hanging rail and storage cupboard above.

### **Bedroom Two 12'4" x 9'10" (3.78 x 3.00)**

Having light point to ceiling, uPVC double glazed window to rear elevation, double panel radiator

### **Bathroom 7'6" x 6'5" (2.30 x 1.96)**

Having light point to ceiling, opaque double glazed window to rear elevation, and having fitted suite to comprise panel bath with recently fitted Triton electric shower over, the area around the bath is tiled to full height reducing to half height behind the pedestal wash hand basin and low level WC., the tiling continues throughout the room and there is a heated towel rail, vinyl floor covering and airing cupboard with a range of shelving

### **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 B.

**Tenure**

Lease term: 999 years from 1st March 1959

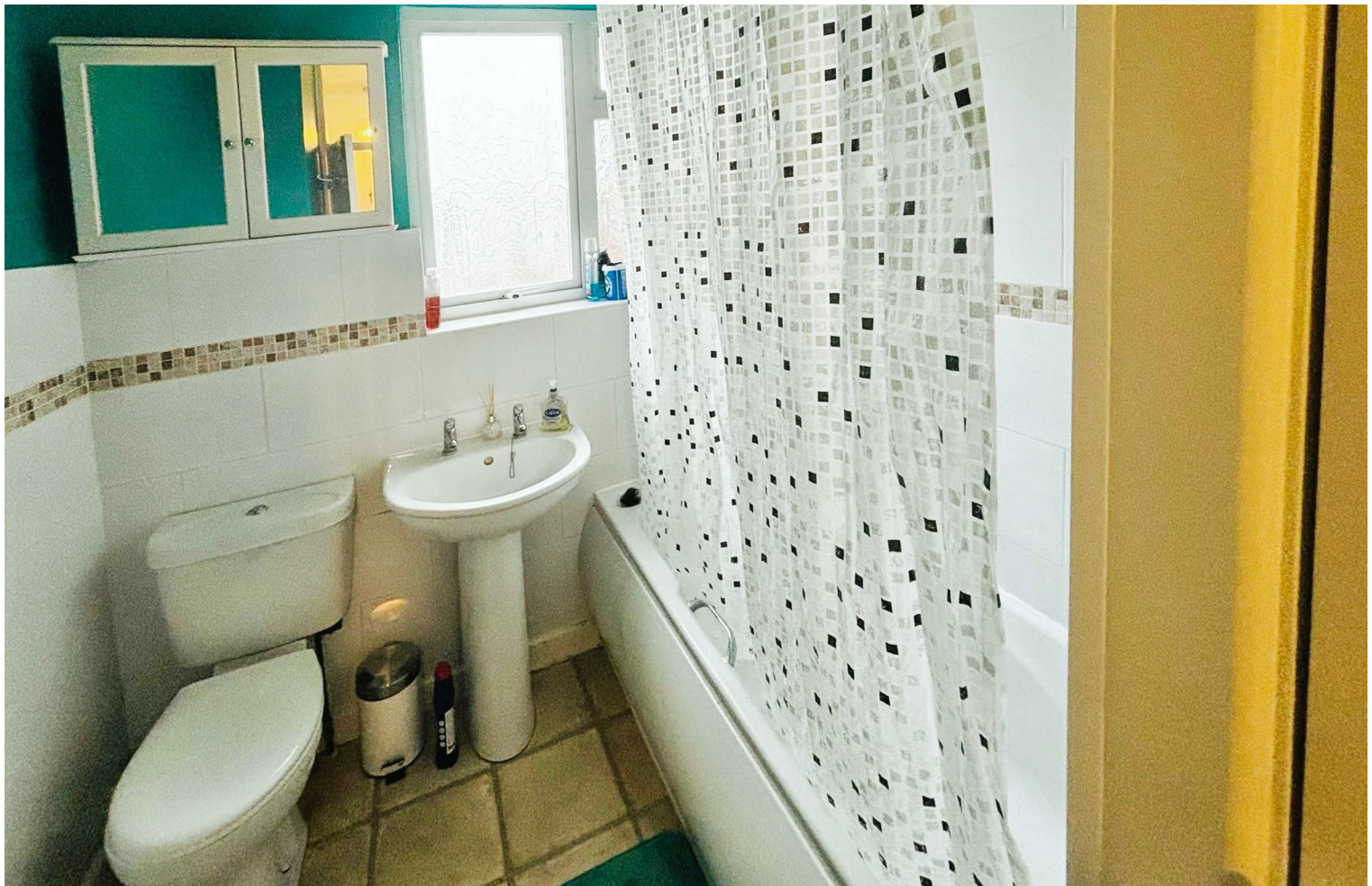
Service Charge £1320 per annum payable monthly £110 per month.

**Viewings**

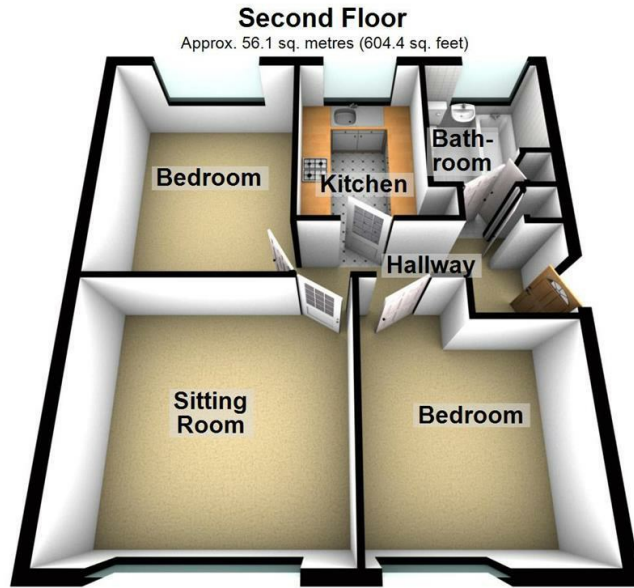
Strictly by appointment through Hawkesford on 01926 438123











Total area: approx. 56.1 sq. metres (604.4 sq. feet)

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	66	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		