

**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 £240,000**

A 3 bedroom duplex apartment in the heart of the town centre, three double bedrooms , large reception area including balcony and just on the door step of the university bus stop. This apartment has a great open reception area and a balcony over looking the town.

This apartment has tenants in situ, and is rented out for the next academic year at £1,575 pcm.

There is a HMO licence in place.

### **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**

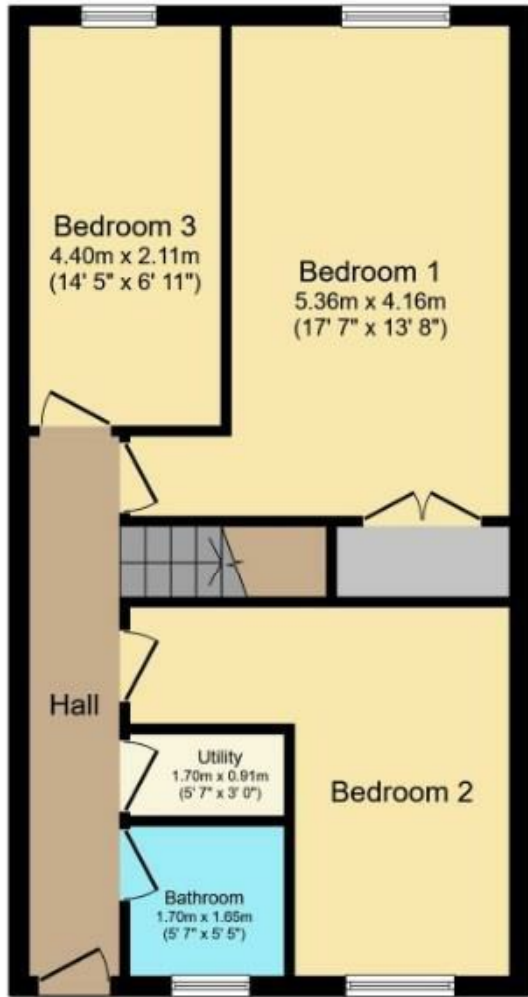
Strictly by appointment through Hawkesford on 01926 438123



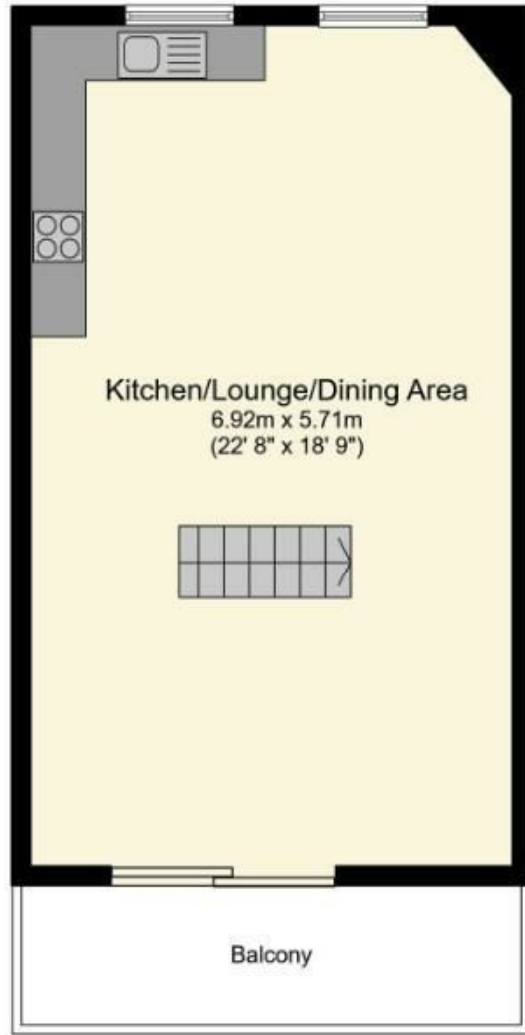








**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		63	70
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk