

ST MARYS ROAD, LEAMINGTON SPA CV31 1JW



A ONE BEDROOM STUDIO APARTMENT WITHIN WALKING DISTANCE OF LEAMINGTON TRAIN STATION AND TOWN CENTRE.

- **STUDIO APARTMENT**
 - **KITCHEN**
 - **BATHROOM**
 - **LOUNGE**
 - **BEDROOM**
- **WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION**
 - **PERIOD BUILDING**
- **PRIVATE FRONT ASPECT**
- **CASH BUYERS ONLY**

1 BEDROOMS

PRICE GUIDE £100,000

Nestled on St. Marys Road in the charming town of Leamington Spa, this one-bedroom studio apartment presents an excellent opportunity for cash buyers seeking a promising investment. Situated on the first floor, the apartment boasts a spacious layout that is larger than average for a studio, providing ample room for comfortable living.

The property features a well-appointed kitchen and a generously sized bathroom, making it an ideal choice for those who appreciate both functionality and space. Its prime location allows for easy access to the vibrant town centre, where a variety of shops, cafes, and restaurants await. Additionally, the nearby train station offers convenient transport links, enhancing the appeal for potential tenants or future buyers.

While the apartment does come with a short lease, this should not deter prospective buyers, as it represents a fantastic investment opportunity in a popular area. Whether you are looking to enter the property market or expand your investment portfolio, this studio apartment is certainly worth considering. Embrace the chance to own a piece of Leamington Spa, where comfort and convenience meet in a thriving community.

Front

The property is set back nicely from St Mary Road and keeps a private aspect sitting behind well established trees.

Entrance

The property is located on the first floor and there is a communal door for access.

Lounge 15'1" x 14'9" (4.60 x 4.50)

Having sash windows to the front aspect, two radiators and access into the kitchen and bathroom areas. The owner has skilfully created a separate bedroom area. There is also a built in storage cupboard and spotlights to ceiling.

Kitchen 7'10" x 7'0" (2.40 x 2.15)

With a sash window to the front aspect and light point to ceiling.

Bathroom 9'8" x 4'11" (2.95 x 1.50)

Larger than average bathroom for a property of this size, with a walk in shower, sink, radiator, WC and 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, 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

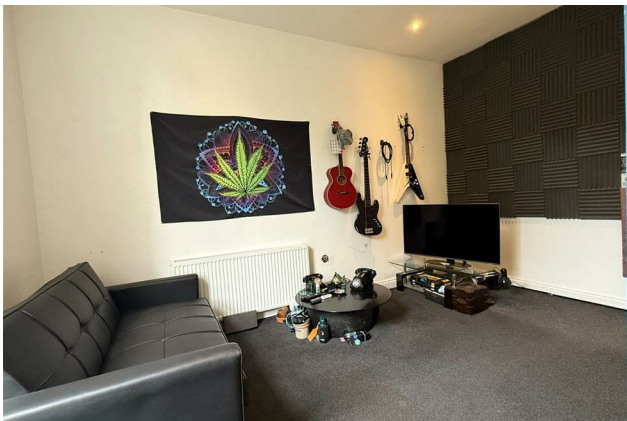
The Council Tax Band is

Tenure

The property is leasehold.

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		

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