

**THE CANAL HOUSE, RANELAGH TERRACE, LEAMINGTON SPA CV31 3BT**



**A TWO BEDROOM APARTMENT WITH CANALSIDE VIEWS**

- NO CHAIN
- CLOSE TO TOWN CENTRE AND TRAIN STATION
  - 10% YIELD
- TWO BEDROOMS
  - WC
  - BATHROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SECURE INTERCOM ENTRANCE

**2 BEDROOMS**

**OFFERS OVER £290,000**

A two bedroom apartment located within a very short walk of Leamington town centre and train station.

This would be an ideal first purchase with lovely views over the canal. Also representing a fantastic investment opportunity, with the property having been a solid rental for a number of years and currently obtains a yield within the region of 10%!

The Canal House is coming to the market with NO ONWARD CHAIN.

### **Front**

The property is set back from Ranelagh terrace and has a private entrance with secure intercom system.

### **Hallway**

Allowing for access to all rooms.

### **Open Plan Living Space 17'1" x 12'9" (5.21 x 3.91)**

Spacious setup which incorporates the kitchen, dining and sitting areas. With light points, radiator and sliding sash window to the rear elevation.

### **Bedroom One 16'4" x 13'9" (4.98 x 4.20)**

Stylish double bedroom, with light point, radiator and sliding sash window to the front aspect.

### **Bedroom Two 12'9" x 8'10" (3.91 x 2.71)**

Further double bedroom with a stylish setup, sliding sash window to the front aspect, radiator and light point.

### **Bathroom 8'10" x 5'3" (2.71 x 1.62)**

Family bathroom with sliding sash to the side aspect, light point, sink and bath.

### **WC**

With a WC, radiator, sink, light point and double glazed window to the side aspect.

### **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.

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**Tax Band**

The Council Tax Band is

**Tenure**

The property owns a share of the freehold and has a monthly service charge of £80.00. The lease is a long lease of 999 years that we are informed began in circa 2004. Please be advised any purchaser must make their own checks legally before exchange of contracts.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123











TOTAL: 69.7 m<sup>2</sup> (750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>	EU Directive 2002/91/EC	70	80

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		

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