

PINE COURT, LEAMINGTON SPA CV32 7AE



A WELL PRESENTED TWO BEDROOM APARTMENT WITH NO ONWARD CHAIN.

- NO CHAIN
- TWO BEDROOMS
 - GARAGE
- COMMUNAL GARDENS
 - BATHROOM
 - KITCHEN
 - LIVING ROOM
- WALKING DISTANCE TO TOWN CENTRE

2 BEDROOMS

OFFERS IN EXCESS OF £200,000

Welcome to this charming two-bedroom apartment located in the desirable area of Pine Court, Leamington Spa. This ground floor residence offers a comfortable and inviting living space, perfect for individuals or small families seeking a convenient lifestyle.

Upon entering, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The apartment boasts two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The bathroom is well-appointed and maintained, ensuring a pleasant experience for residents and visitors alike.

One of the standout features of this property is its excellent condition throughout, allowing you to move in with ease and enjoy your new home from day one. Additionally, the apartment includes a garage en bloc, providing secure parking and extra storage space, a valuable asset in this bustling area.

Situated within walking distance to the vibrant town centre of Leamington Spa, you will have easy access to a variety of shops, restaurants, and local amenities. This prime location combines the tranquillity of residential living with the convenience of urban life, making it an ideal choice for those who appreciate both comfort and accessibility.

In summary, this delightful two-bedroom apartment in Pine Court presents a wonderful opportunity for anyone looking to settle in Leamington Spa. With its good condition, garage, and proximity to the town centre, it is a property not to be missed. We invite you to arrange a viewing and discover the potential of your new home.

Entrance Hall

A maintained communal entrance hall leads to the ground floor well presented flat. The flat was fully refurbished in 2020. Grey carpets continue from the hallway into all other rooms.

Kitchen 10'5" x 8'1" (3.18 x 2.48)

All integrated appliances, fridge/freezer, dishwasher and washing machine, sink with mixer tap under the window to the rear elevation. Electric hob and extractor with glass splash back and double oven. Tiled Flooring and plinth heater.

Living Room 12'6" x 15'1" (3.83 x 4.62)

Window to the front elevation with electric panel heater below.

Bedroom One 11'10" x 11'11" (3.62 x 3.65)

Window to front elevation with panel electric heater underneath, 2x triple wardrobes, tall chest of drawers and additional storage cupboard with additional hanging rail.

Bedroom Two 7'10" x 8'11" (2.40 x 2.73)

Window to rear elevation, electric panel heater and tall chest of drawers.

Bathroom 6'1" x 6'2" (1.87 x 1.88)

Fully tiled with shower cubicle and electric shower.

Outside

Well maintained grounds outside.

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.

Tenure

We understand the property is Leasehold with a term of 999 years at commencement. We understand from our Vendor that the current maintenance charge is approximately £1,200 per annum and a ground rent of £11 per annum. At the time of printing these particulars the agents have not had sight of the Lease or Management documentation and prospective purchasers should verify this information via Solicitors' normal enquiries.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

Tax Band

The Council Tax Band is B



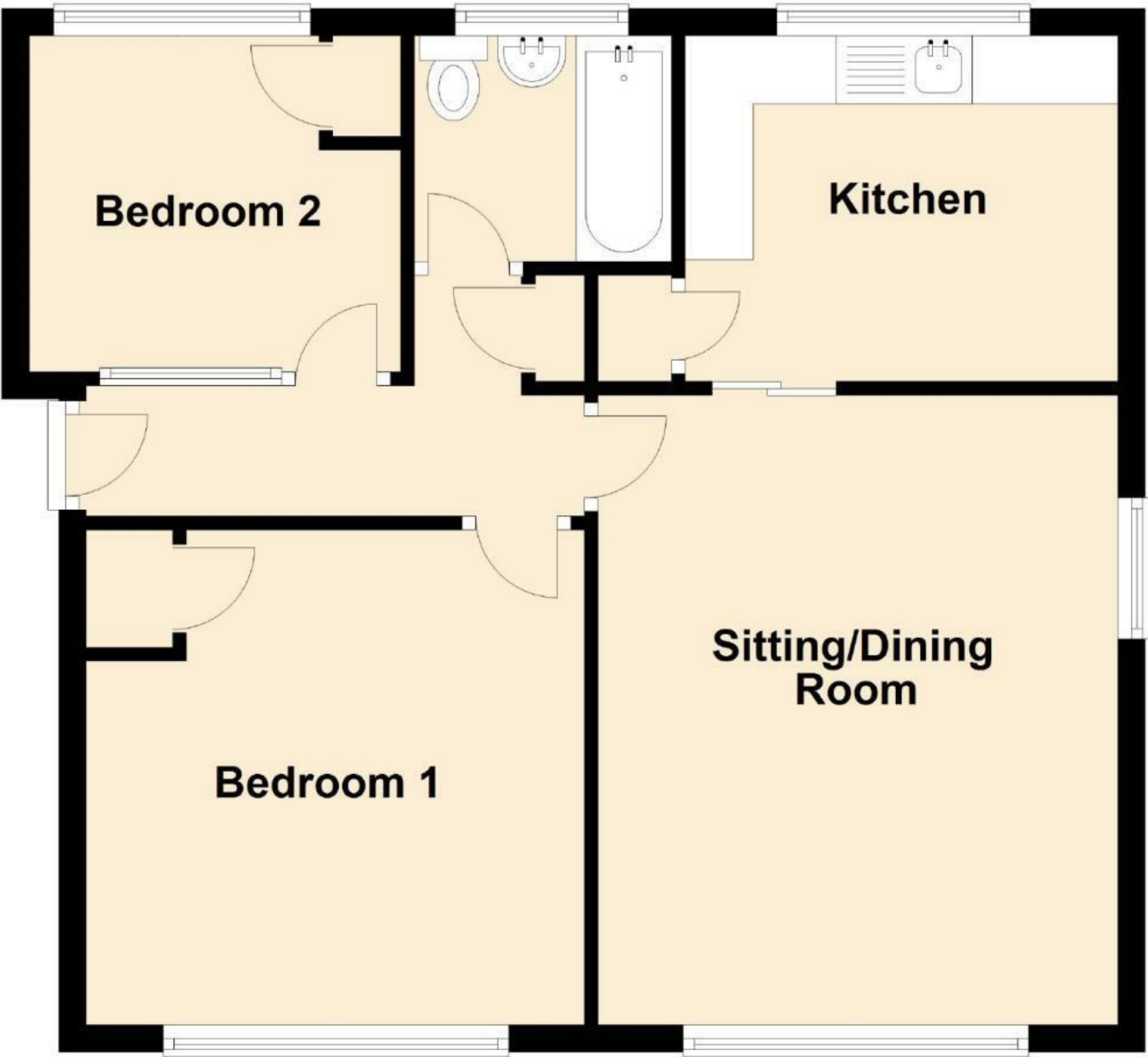






Ground Floor

Approx. 56.1 sq. metres (604.0 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	

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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