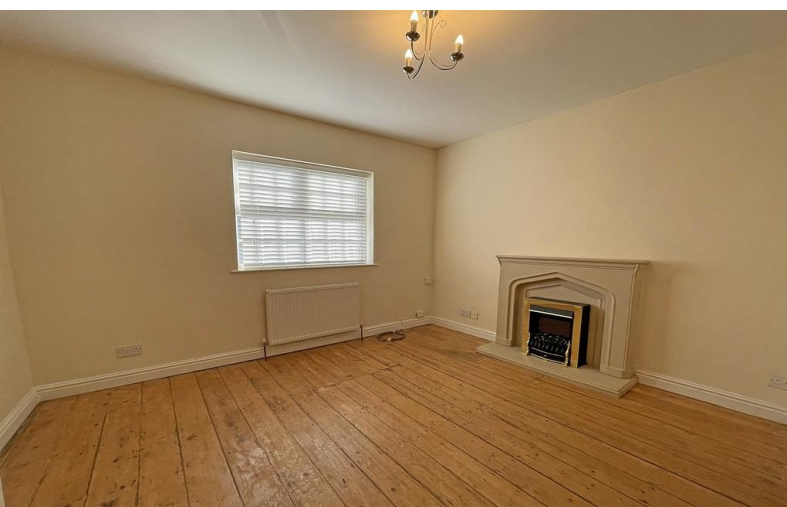


FOR SALE



Beauchamp Avenue, Leamington Spa

1 Bedroom, 1 Bathroom, Apartment


£195,000

MARTIN&CO



- Town centre location
- Ground floor
- Open plan living area
- Spacious and modern
- Gas central heating
- Sought after location
- Communal garden
- No chain

Located in the heart of Leamington town centre this one bedroom, ground floor apartment is perfectly situated for bars, restaurants, shops and the station. With open plan kitchen living area, double bedroom, bathroom, spacious communal areas including a storage utility basement and communal garden. Share of freehold with 150+ years remaining on the lease this apartment would make an excellent investment or first purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



COMMUNAL ENTRANCE With entrance door to the side, well maintained and presented communal area with stairs rising to the first floor. The door to the apartment is located on the right.

ENTRANCE HALLWAY With wooden door from the communal landing, wood flooring, central heating radiator, telephone entry system and doors leading into open plan living room, bedroom and bathroom.

KITCHEN AREA 8' 9" x 5' 10" (2.67m x 1.78m) With a range of wall and base mounted units with complementary granite effect worksurface over incorporating a stainless steel sink and draining unit, built in electric oven with four ring ceramic hob and stainless steel cooker hood above, space for fridge freezer, wood flooring and window to the side.

LIVING ROOM 11' 3" x 9' 8" (3.43m x 2.95m) With a window to the rear, feature electric fire place, wood flooring and central heating radiator.



BEDROOM 18' 9" x 7' 3" (5.72m x 2.21m) With window to the rear, storage cupboard and central heating radiator.

BATHROOM With a white suite with walk in shower cubicle with shower above, low level W/C, wash hand basin, tiling to the walls and chrome heated towel rail.

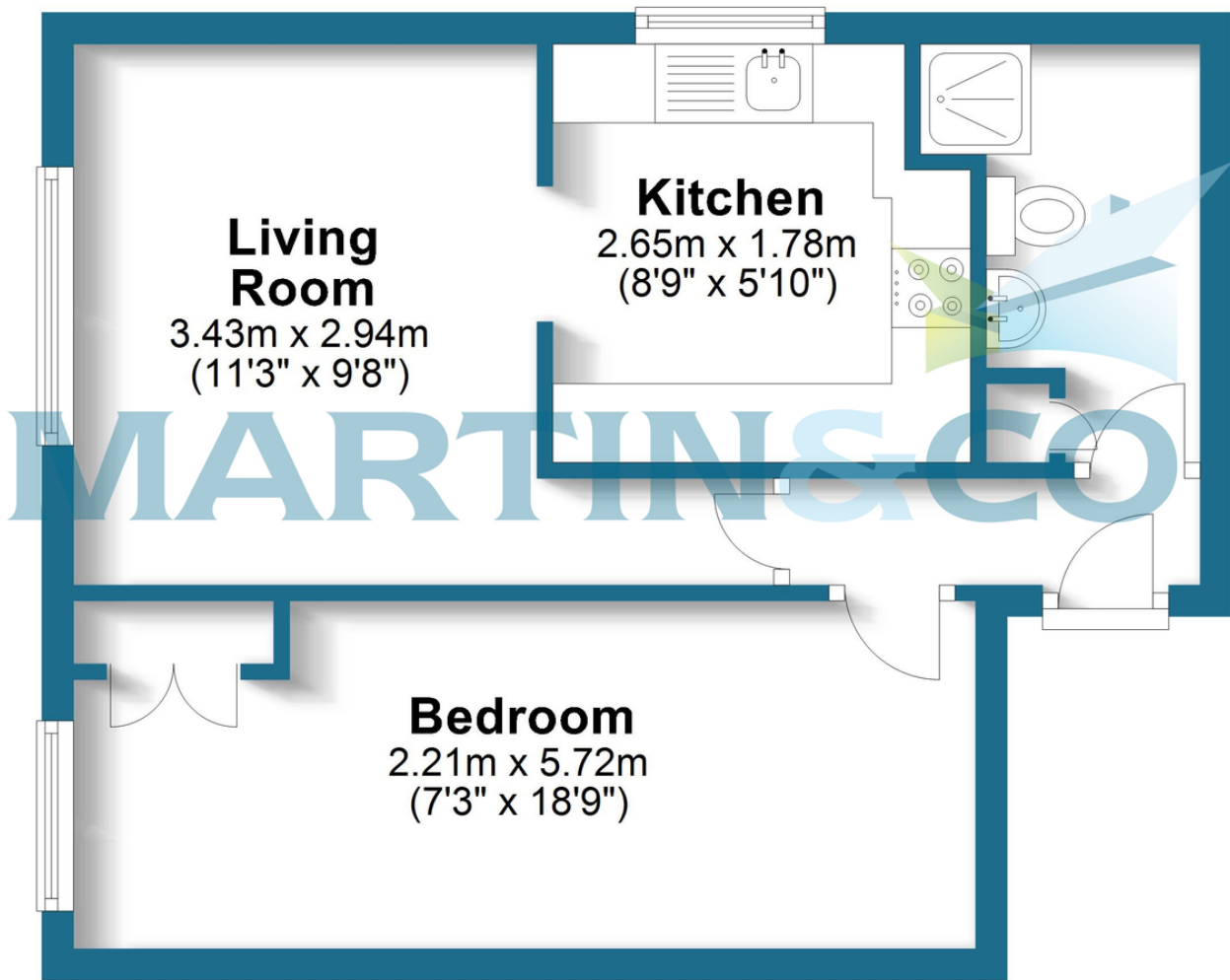
COMMUNAL GROUNDS In the cellar leading from the internal communal hallway there is a communal laundry room with separate washing machines for each of the 5 apartments in the block. There is then access to the communal gardens to the rear of the property with a walled surrounds with side gate for easy access to the roadside.

TENURE The property has a share of freehold with a 154 year lease with a ground rent of £200 per annum and the service charge is £1500 per annum, this information should be checked and verified by your legal representative.



First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 37.7 sq. metres (405.9 sq. feet)

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.