

**FOR SALE**



**Russell Terrace, Leamington Spa**

**1 Bedroom, 1 Bathroom, Apartment**

**£195,000**





- Lower ground floor apartment
- Spacious living dining room
- Kitchen / dining room
- Generous bedroom
- Study with cloakroom
- Shower room
- Town centre location
- No chain

Located in the heart of Leamington town centre, this spacious apartment has a generous living dining room, kitchen with breakfast bar, substantial double bedroom, study with cloakroom, shower room and utility. With an extended lease on completion this apartment would make an excellent investment or first purchase.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN 18' 8" x 14' 10" (5.69m x 4.52m)

UTILITY ROOM 10' 5" x 4' 9" (3.18m x 1.45m)

LIVING ROOM 15' 11" x 14' 2" (4.85m x 4.32m)

BEDROOM 13' 1" x 12' 5" (3.99m x 3.78m)

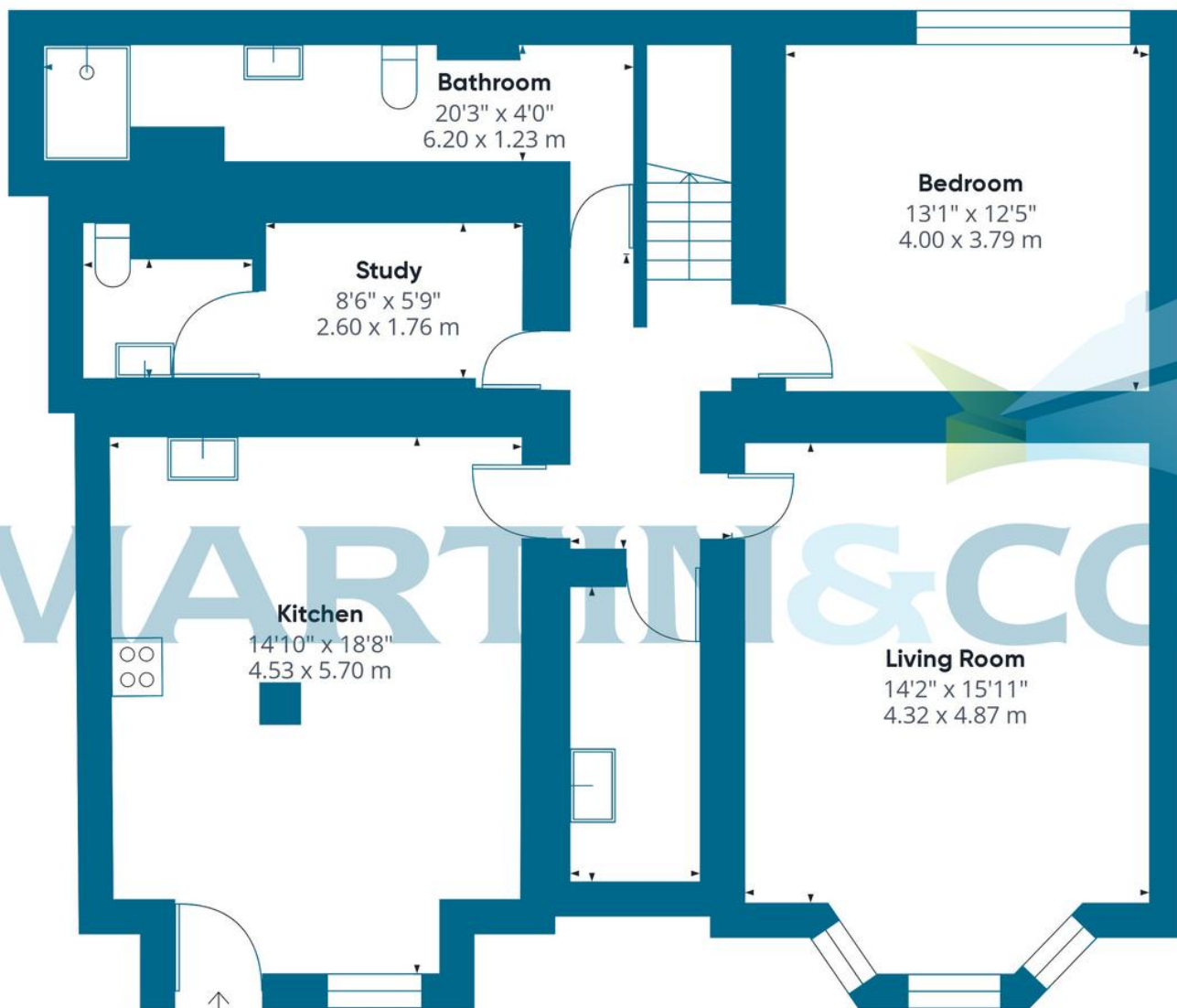
STUDY 8' 6" x 5' 9" (2.59m x 1.75m)

WC 5' 11" x 4' 7" (1.8m x 1.4m)

BATHROOM 20' 3" x 4' 0" (6.17m x 1.22m)

**TENURE** The property is leasehold with 99 year lease from 25th December 1986 with a £100 ground rent per annum. The service charge is £90 per month, this information should be checked and verified by your legal representative.





**Approximate total area**

958.2 ft<sup>2</sup>

89.02 m<sup>2</sup>

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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.

