

FOR SALE



Cornwall Place, Leamington Spa

2 Bedroom, 1 Bathroom, Ground Floor Flat

£205,000


MARTIN&CO



- Two bedrooms
- Genrous living dining room
- Spacious dressing room
- Allocated parking
- Cul-de-sac location
- Long 975 year lease
- No chain

Set back from the main road, this property boasts an enviable location within a mile of Leamington Spa station and just a stone's throw from the town centre. Positioned on the ground floor, featuring a spacious living dining area, kitchen with rear facing window, well proportioned primary double bedroom with vast walk in dressing room, modern bathroom with white suite and further bedroom. With the added convenience of allocated parking, this property presents an ideal opportunity for first-time buyers or investors seeking a blend of comfort and convenience.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM 14' 10" x 9' 3" (4.52m x 2.82m) BEDROOM 9' 3" x 6' 9" (2.82m x 2.06m)

KITCHEN 9' 9" x 7' 3" (2.97m x 2.21m)

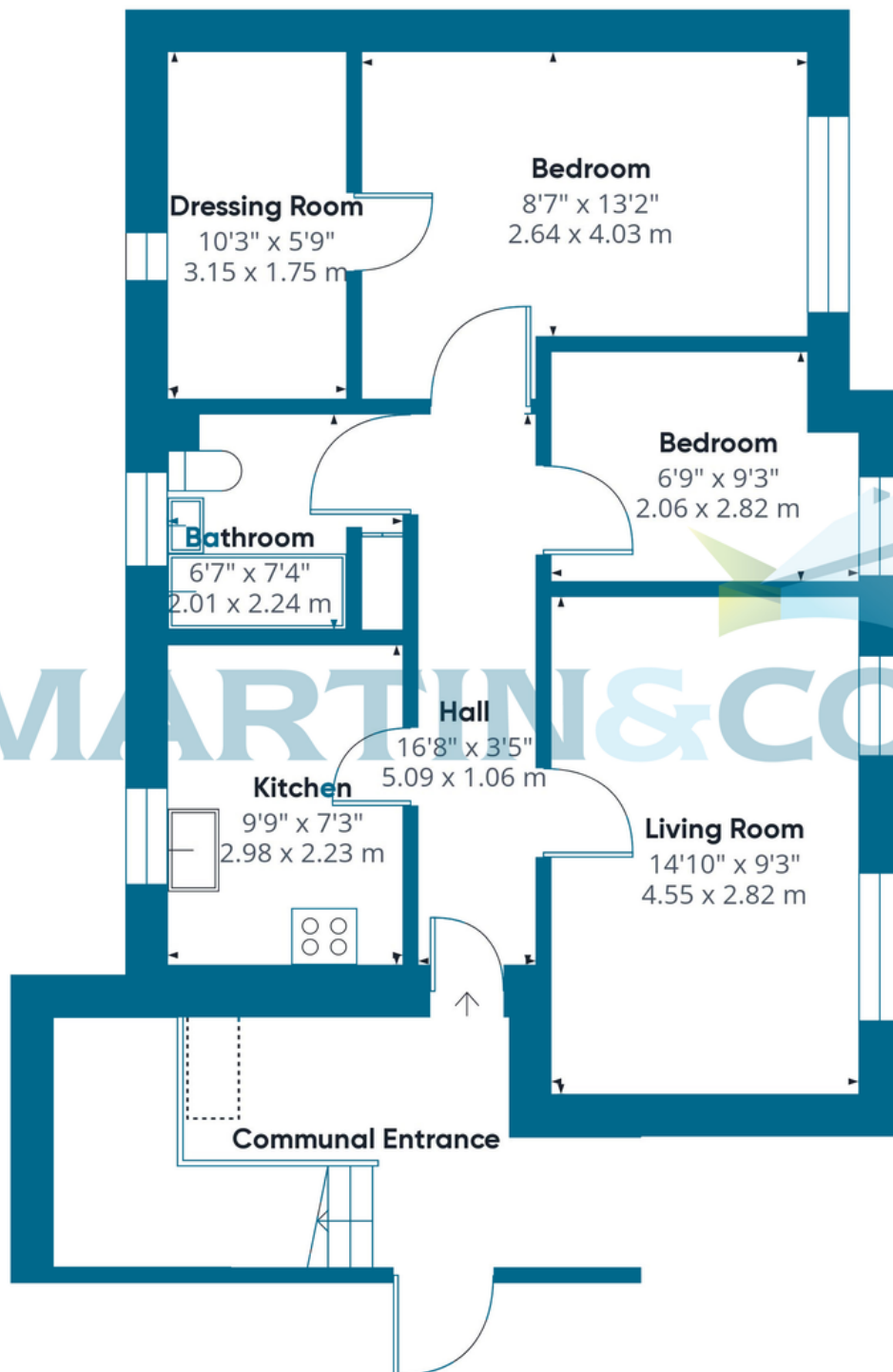
BATHROOM 7' 4" x 6' 7" (2.24m x 2.01m)

BEDROOM 13' 2" x 8' 7" (4.01m x 2.62m)

DRESSING ROOM 10' 3" x 5' 9" (3.12m x 1.75m)

TENURE The property is leasehold with 999 year lease from 2nd April 2002 and a peppercorn ground rent. The service charge is £305.00 per quarter, this information should be checked and verified by your legal representative.





Approximate total area

559.19 ft²

51.95 m²

Martin & Co Leamington Spa 01926 889 054

38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY
<http://www.martinco.com>
 T: 01926 889 054 • E: leamingtonspa@martinco.com



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, in or 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.

