

FOR SALE



Rugby Road, Leamington Spa
£330,000


MARTIN&CO

Rugby Road, Leamington Spa

£330,000

- Two bedroom ground floor apartment
- Spacious living room
- Direct access to terrace
- Bathroom featuring Porcelanosa tiles
- Electric heating with modern radiators
- Allocated Parking

Situated on the corner of Rugby Road and Guy's Cliffe Avenue which is within a mile of Leamington Spa station and even closer to the town centre. The modern exterior is combined with contemporary internal comfort including spacious living room with direct access to a terrace. The properties have allocated parking and would be perfect for first time buyers or investors.

HALL 12' 2" x 3' 0" (3.71m x 0.91m) Cupboard housing hot water cylinder, wall mounted fuse box and grey limed oak Karndean flooring.

KITCHEN 7' 3" x 6' 2" (2.21m x 1.88m) Modern kitchen with white Levanto marble worktop, featuring single oven and induction hob with cooker hood above and space has been allocated for a washer / dryer and fridge freezer and grey limed oak Karndean flooring.

LIVING DINING ROOM 15' 2" x 10' 10" (4.62m x 3.3m) With direct access to the south east facing terrace through French doors, electric heating with modern radiator.



BEDROOM ONE 10' 10" x 10' 5" (3.3m x 3.18m) With double glazed window to the side, electric heating with modern radiator, carpeted with pendant light and USB charging socket.

BEDROOM TWO 10' 3" x 7' 8" (3.12m x 2.34m) With double glazed window to the front, electric heating with modern radiator, carpeted with pendant light and USB charging socket.

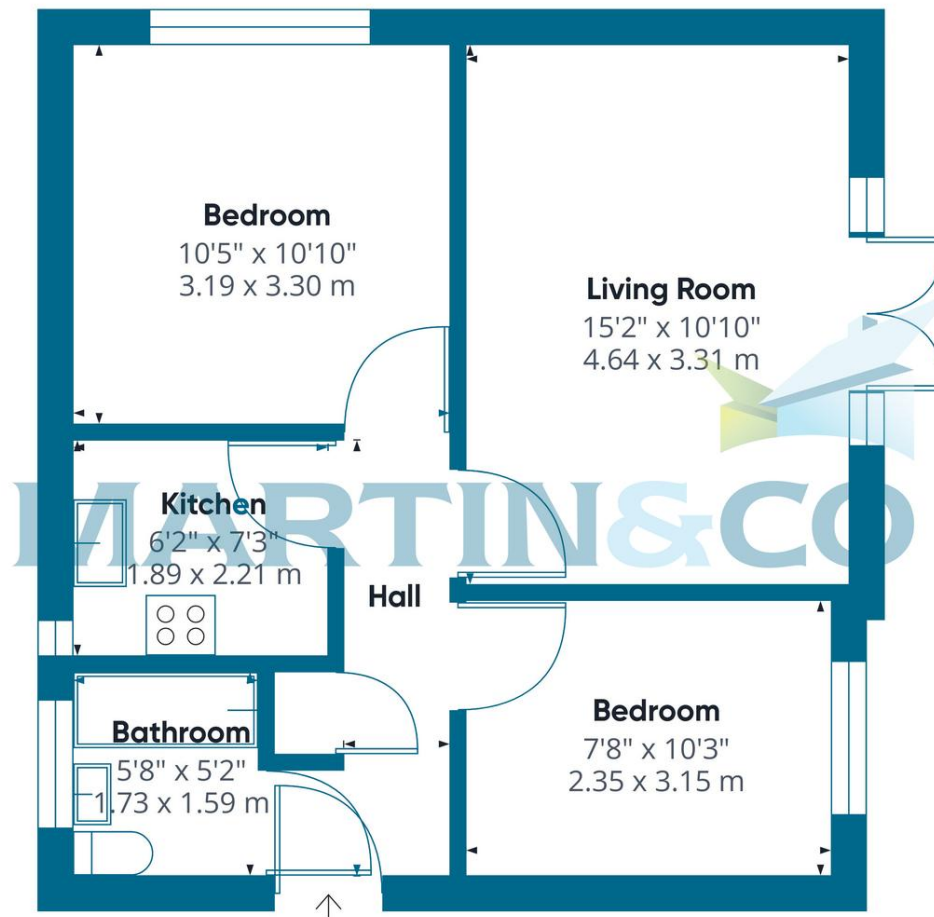
BATHROOM 5' 8" x 5' 2" (1.73m x 1.57m) White sanitaryware including bath with shower screen, basin and W.C, chrome fixtures and fittings throughout, Porcelanosa wall tiles, thermostatic shower with chrome riser rail, chrome electric heated towel rail, shaver socket, double glazed window to the rear and grey limed oak Karndean flooring.

OUTSIDE Allocated parking, EV charging points and bike racks.

OTHER FIXTURES White switches and sockets throughout with carbon, heat and smoke alarms installed.

TENURE Leasehold 125 year lease, service charge £90 per month.





Approximate total area

485.14 ft²

45.07 m²

Martin & Co Leamington Spa

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

01926 889 054

<http://www.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, nor form 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.