

**FOR SALE**



**Charlotte Street, Leamington Spa**

**2 Bedrooms, 1 Bathroom, Apartment**

**£170,000**

**MARTIN&CO**



- Two double bedrooms
- Spacious living room
- Ground floor apartment
- Double glazing
- Ideal first time buy / investment
- Town centre location
- Allocated off road parking space

Located in close proximity to Leamington town centre, this spacious apartment has a generous living dining room with kitchen adjacent, two double bedrooms and bathroom. The property is located on the ground floor and has modern electric heating, double glazing and allocated parking. This apartment would make an excellent investment or first purchase.



## HALL

25' 7" x 3' 2" (7.8m x 0.97m)

## KITCHEN

10' 4" x 6' 6" (3.15m x 1.98m)

## LIVING ROOM

15' 10" x 10' 8" (4.83m x 3.25m)

## BEDROOM

12' 11" x 7' 3" (3.94m x 2.21m)

## BEDROOM

12' 10" x 9' 0" (3.91m x 2.74m)

## BATHROOM

9' 2" x 5' 7" (2.79m x 1.7m)



## TENURE

The property is leasehold with 125 year lease from 1st May 1989 with an annual ground rent of £120.00. The service charge is approximately £925.00 per annum, this information should be checked and verified by your legal representative.





**Approximate total area**

584.7 ft<sup>2</sup>

54.32 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 car pets, 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.

