

**FOR SALE**



**Rugby Road, Leamington Spa**

**2 Bedroom, 1 Bathroom, Apartment**

**£271,250**

**MARTIN&CO**



- Two bedroom apartment
- Open plan kitchen living room
- Private north-east facing balcony
- Shower room
- Electric heating
- Close to town and station
- One allocated parking space
- Two year internal warranty

Located 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. Situated on the second floor the modern exterior is combined with contemporary internal comfort including spacious open plan living with direct access to a balcony, two bedrooms and shower room. The property has allocated parking and would be perfect for first time buyers or investors.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





#### OPEN PLAN KITCHEN LIVING DINING

18' 3" x 17' 1" (5.56m x 5.21m)

With direct access to balcony through French doors facing Guys Cliffe Avenue. Modern kitchen with white Levanto marble worktop, featuring an integrated fridge / freezer, integrated slimline dishwasher, single oven and induction hob with cooker hood above and space has been allocated for a washer / dryer. Electric heating with modern radiators, downlighters and grey limed oak Karndean flooring to hallway, kitchen and living space.

#### BEDROOM

10' 6" x 9' 6" (3.2m x 2.9m)

Carpeted with pendant light, USB charging socket and double glazed window to the side.

#### BEDROOM

10' 0" x 9' 9" (3.05m x 2.97m)

Carpeted with pendant light, USB charging socket and double glazed window to the side.

#### SHOWER ROOM

8' 8" x 4' 6" (2.64m x 1.37m)

White sanitaryware including shower enclosure, 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, downlighters and grey limed oak Karndean flooring.

#### OUTSIDE

Allocated parking, with connection for EV charger installation.

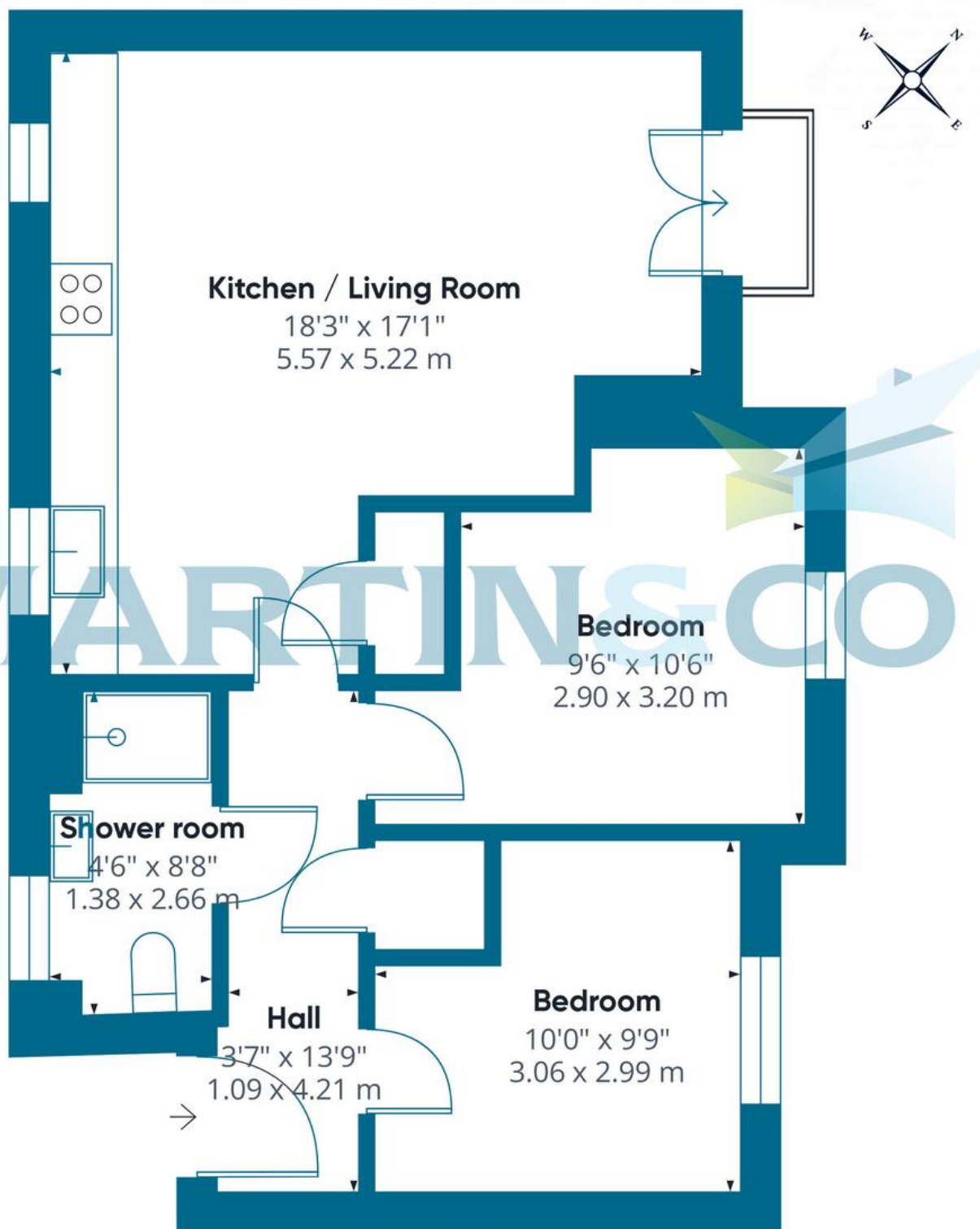
#### OTHER FIXTURES

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

#### TENURE

The property is leasehold with 999 year lease from 1959 and peppercorn ground rent. The service charge is approximately £1770.00 per annum, this information should be checked and verified by your legal representative.





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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.