

FOR SALE



Cornwall House, Cornwall Place, Leamington Spa

2 Bedrooms, 1 Bathroom, Apartment

£190,000


MARTIN&CO



- First floor apartment
- Two double bedrooms
- Spacious living room
- Long lease
- Allocated parking
- Close to town and station
- Ideal first time buy or investment

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 first floor, featuring a spacious living dining area, kitchen with rear facing window, well proportioned primary double bedroom, modern bathroom with white suite and further double 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COMMUNAL ENTRANCE Entering through the secure communal entrance with intercom, with stairs rising to the first floor accessing just two apartments.

HALL 16' 9" x 3' 6" (5.11m x 1.07m) Entering into the property from the communal landing, telephone entry system, storage heater, electric fuse box, spot lights and doors off to all rooms.

KITCHEN 8' 11" x 6' 3" (2.72m x 1.91m) With a range of wall and base mounted units, space and plumbing for washing machine, integrated fridge freezer, built in electric oven, four electric ceramic hob and extraction above, stainless steel sink with drainage board and double glazed window to the rear.

LIVING/DINING ROOM 13' 4" x 10' 2" (4.06m x 3.1m) With double glazed window to the front, storage heater, wall lights, TV aerial point and telephone point.



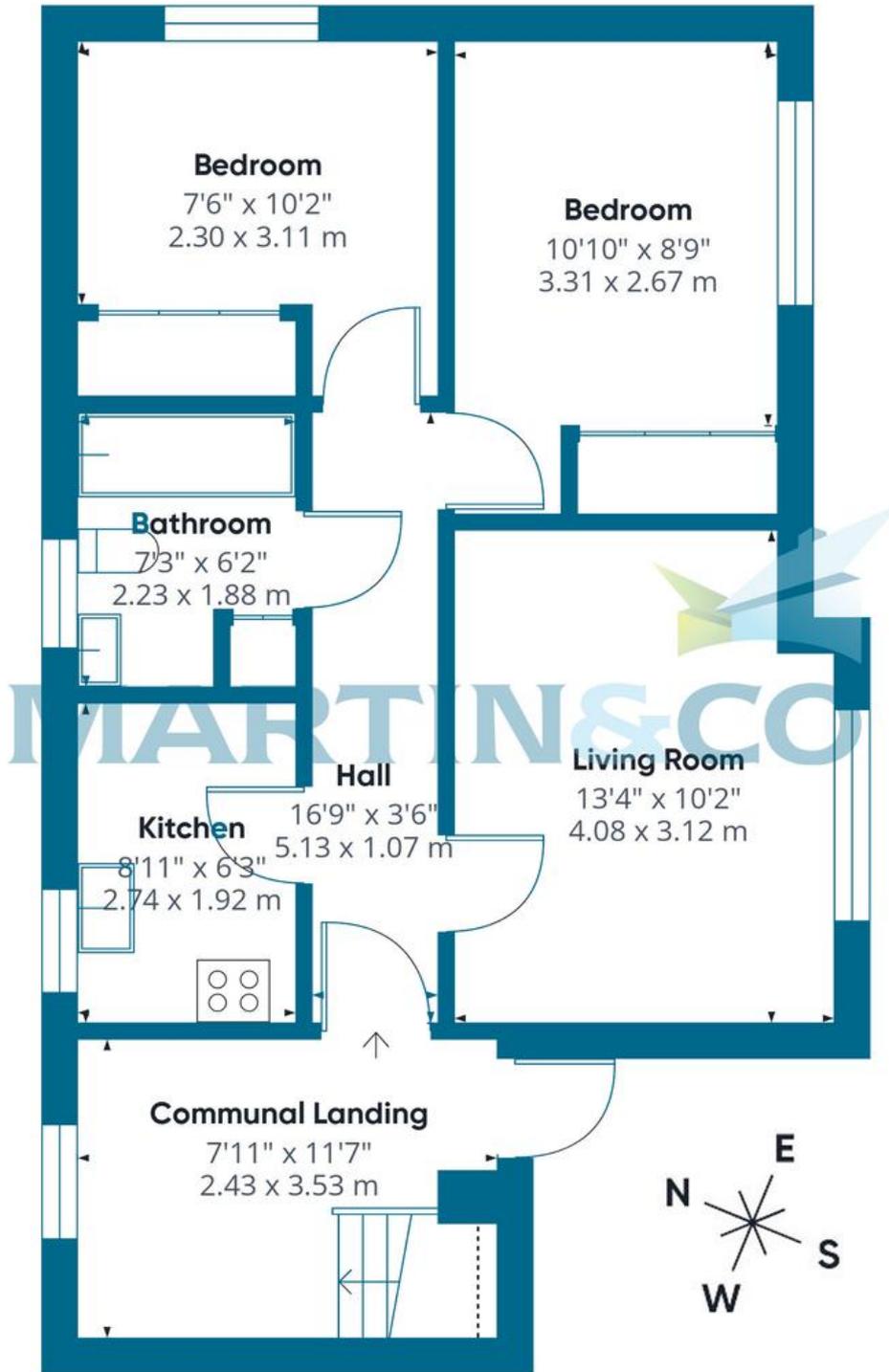
PRIMARY BEDROOM 10' 10" x 8' 9" (3.3m x 2.67m) With double glazed window to the front, panel heater and triple built in wardrobe.

BEDROOM TWO 10' 2" x 7' 6" (3.1m x 2.29m) With double glazed window to the side, panel heater and triple built in wardrobe.

BATHROOM 7' 3" x 6' 2" (2.21m x 1.88m) With double glazed window to the rear, panelled bath with shower screen, Triton shower over, low level WC, wash hand basin, extractor fan, spots, wall mounted heater and vanity unit.

TENURE The property is leasehold with 999 year lease from 14th December 2001 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

574 ft²

53.4 m²

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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.

