

7 Frances Havergal Close, Leamington Spa, CV31 3BU Guide Price £165,000

charlesrose.

This beautifully presented ground floor apartment is set within this well sought after development just a stones throw from the town centre of Leamington Spa and within strolling distance to the train station. The development boasts allocated parking and secure entry system together with well maintained communal grounds and areas. Upon entry into the apartment, the welcoming entrance with large storage cupboard housing the newly fitted boiler. The entrance hallway leads you to the main reception of which benefits with having a dual aspect. In turn there is a well equipped kitchen, a good sized double bedroom and modern fitted bathroom suite. As mentioned the development offers allocated parking to the front.

IOCATION

Ranelagh Terrace of which is only a stepping boutique stores, hairdressers and gastro pub. Further amenities are located in the town centre as too are the local parks. Frances Havergal Close is a well maintained development of apartments and houses offering safe parking.

COMMUNAL ENTRANCE / HALLWAY

There is a secure entry system at the main communal door for peace of mind and and extractor, dishwasher and spaces are security. Once entering into the communal areas it is clear that is well maintained and kept well. The door to the apartment is located on the ground floor.

Entrance Hallway

9'8" x 6'1" (2.96m x 1.87m)

a timber laminate of which runs seamlessly throughout the apartment. through to the main reception room. The intercom system to the main communal entrance is also positioned within the hallway offering secure entry and doors lead off to all rooms within the apartment.

Living / Dining Room

14'6" x 11'1" (4.43m x 3.39m)

This well proportioned reception room offers a relaxing space to both seat and to dine and

more importantly entertain and has an OUTSIDE Frances Havergal Close is located off abundance of natural light with the dual aspect. There is allocated parking for the apartment on offer due to the corner position of the and also lots of communal grounds surrounding stone from both the town centre and train apartment. The flooring continues through from the apartment. station. There are an abundance of local the entrance hallway as too does the neutral amenities nearby including supermarkets, decor. A door leads you into the breakfast kitchen.

Breakfast Kitchen

abundance of storage within the wall and includes the buildings insurance. base units on offer. Complementary work surfaces have an inset sink and tiled splash backs and the units offer integrated oven, hob available for a stand up fridge / freezer and washing machine. A window gives natural light and views out to the side aspect.

Bedroom $11'0" \times 9'8" (3.36m \times 2.97m)$

This double bedroom has been fitted with a range of storage on offer and the laminate This welcoming entrance offers plenty of flooring continues through from the entrance storage within the large cupboard that houses hallway. Once again it has been decorated to the newly fitted boiler. The flooring is laid with a lovely standard of which is mirrored

$6'8" \times 5'8" (2.04m \times 1.75m)$ Bathroom

This immaculately presented modern fitted bathroom suite offers a real boutique feel with being entirely tiled throughout. There is a large walk in shower with glazed doors and a modern white suite including a wash hand basin and wc.

TENURE

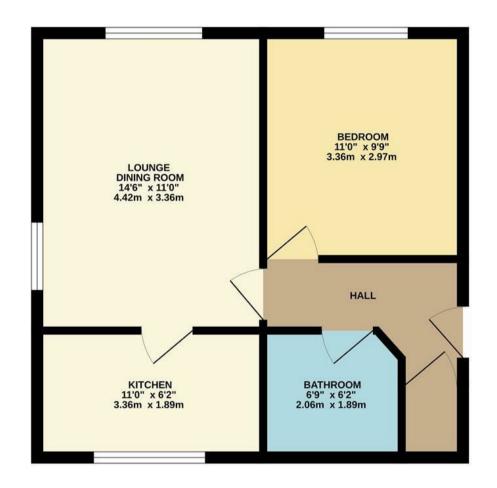
The property is Leasehold. Originally the lease commence with a 125 years lease of which 100 years approximately remain. There is an $11'8" \times 6'1"$ (3.56m x 1.87m) ground rent charge of £150 and an annual This well equipped breakfast kitchen offers an service charge of £1,110.96 of which

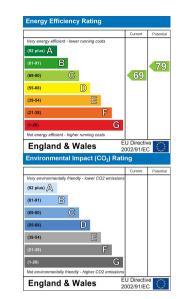






GROUND FLOOR 429 sq.ft. (39.9 sq.m.) approx.





TOTAL FLOOR AREA: 429 sq.ft. (39.9 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the flooping contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, comission or mis-statement. This plan is no flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been lested and no guarantee as the programment of the entire of the entire of entire or entire or entire or entire.



