



Apartment , Tuscany House, Leamington Spa

£190,000 Share of Freehold

1 bedroom apartment for sale

Description

Lovely 1 Bedroom top floor apartment in Tuscany House a beautiful Grade II Listed period property, situated approximately 1 mile from Leamington town centre the apartment has a rear private security intercom access and comprises of - Entrance hallway, lounge, kitchen with integral appliances, double bedroom and bathroom, with gas central heating. There is a communal bin store area and ample on street parking.

Location- Tuscany House lies on the junction of Guys Cliffe Road and the Warwick Road just a short walk to Leamington Town centre where there is an abundance of shops, independent retailers, coffee shops, local restaurants and bars, Leamington Spa railway station is within walking distance and with good local road networks connecting to the M40 and further motorway network.

Council Tax Band: B

Tenure: Share of Freehold (979 years)

Ground Rent: £0 per year

Service Charge: £1,755 per year

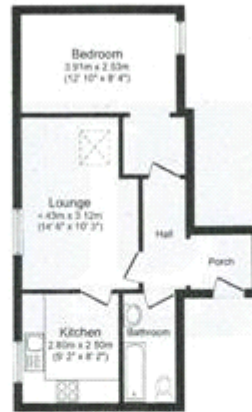
Share of Freehold

Parking options: On Street

Tenure

Share of Freehold





Floor Plan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
 Courtney Downing Estates Ltd - Head Office
 Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,
 Telford, Shropshire TF2 9FT
 Tel: 07792936415 Email: courtney@courtneydowningestates.co.uk Website:

