



The Beeches, 13 Avenue Road, Leamington Spa

Guide Price £135,000 Leasehold

1 bedroom apartment for sale

Description

Courtney Downing Estates are pleased to offer this one-bedroom second-floor apartment, offered for sale with no upward chain and ideally positioned within walking distance of Leamington Spa town centre and railway station.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000.

The accommodation comprises an entrance lobby, open-plan lounge/kitchen, double bedroom and bathroom, creating a practical and low-maintenance home ideal for first-time buyers, investors or those seeking a convenient town-centre base.

The property benefits from residents' parking for up to three cars and has approximately 118 years remaining on the lease. Positioned on Avenue Road, an attractive tree-lined avenue, the property is within easy reach of The Parade and approximately a three-minute walk from Leamington Spa railway station, providing direct services to London Marylebone in around one hour.

Leamington Spa offers an excellent choice of independent and high street shops, restaurants, cafés and bars, together with beautiful architecture, parks and gardens.

With no upward chain, residents' parking, a long lease and excellent



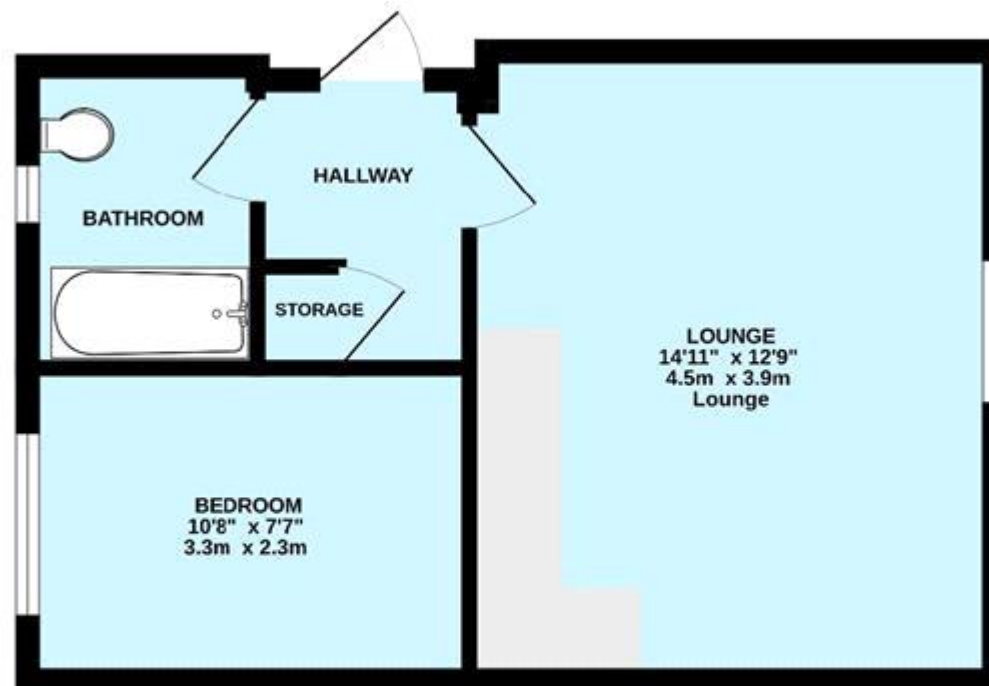
transport links, this property represents an attractive opportunity for both first-time buyers and investors.
Viewing is recommended.

- Council Tax Band: A (Warwick District Council)
- Tenure: Leasehold (118 years)
- Ground Rent: £0 per year
- Service Charge: £133.77 per month
- Lease 125 years from 08/11/2019
- Parking options: Residents
- Garden details: Communal Garden
- Electricity supply: Mains
- Heating: Gas Mains
- Water supply: Mains
- Sewerage: Mains

Tenure

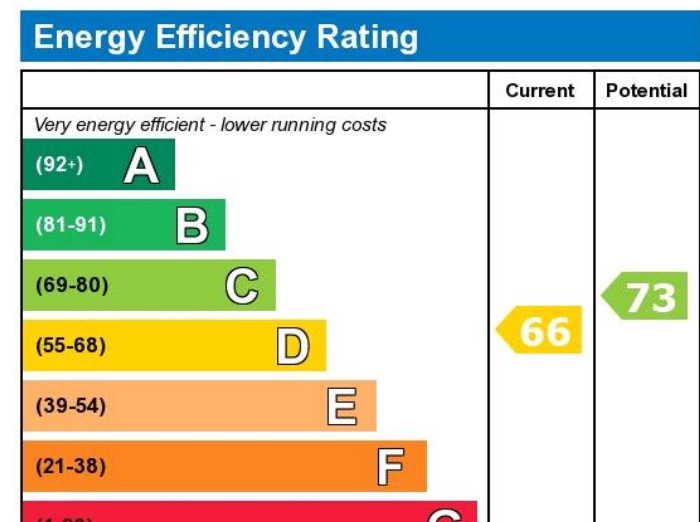
Leasehold

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 352 sq.ft. (32.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 02/2020



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: