

2 bed apartment to buy in CV32

Clarendon Avenue, Leamington Spa,
Warwickshire, CV32 5PP

£180,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Rental income of £1,400 PCM
- En-suite shower room
- Prime Leamington Spa town centre location
- EPC Rating C

Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Located within the highly sought-after The Space development, this impressive third-floor two-bedroom apartment is offered for sale as an investment opportunity with a tenant already in situ, currently generating £1,400 PCM.

Accessed via a secure intercom entry system leading into a welcoming communal reception lobby, the building benefits from both lift and stair access to all floors. The apartment itself offers contemporary open-plan living, featuring a spacious lounge, dining and kitchen area fitted with a range of fully integrated appliances, creating a bright and stylish living space ideal for modern lifestyles.

The generous principal bedroom benefits from built-in wardrobes and a modern En-suite shower room, whilst the second double bedroom is served by a well-appointed main bathroom.

Residents of The Space also enjoy access to a communal decked terrace, whilst the property is overlooking the attractive Christchurch Gardens, providing an excellent outdoor space to relax and unwind.

Perfectly positioned in the very heart of Leamington Spa town centre, the property is just moments from an excellent selection of independent cafés, restaurants, bars, shops, supermarkets and excellent transport links, making it an attractive proposition for tenants and investors alike.

CASH BUYERS PREFERRED - intermediate landlord has been wound up and no longer exists, please refer to the Legal Pack: http://www.pattinson.co.uk/property?id=515105

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 990

Annual Service Charge Amount: £2,500.00

Price: Starting Bid £180,000

Property Type: Apartment

Parking: None

Year built: 2005

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

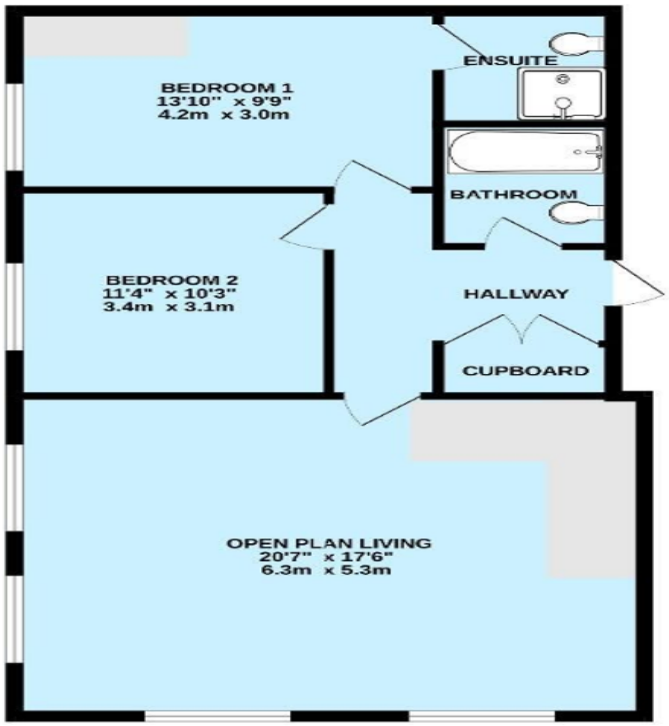
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

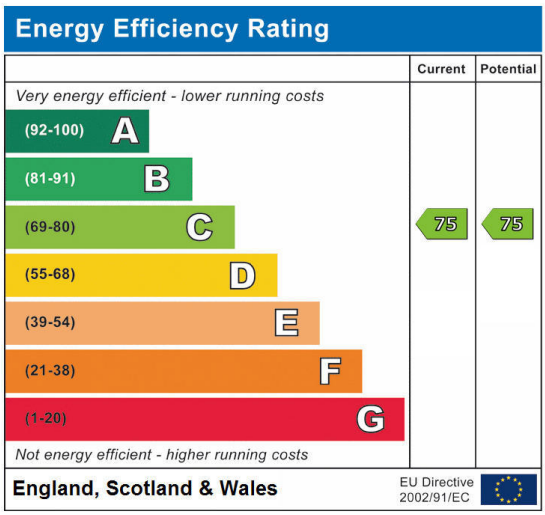
Air conditioning: No



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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.

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Contact your local branch today for more information on this property:

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