



Connells

Radford Road
Leamington Spa



Property Description

This generously proportioned first floor, one double bedroom apartment offers nearly 700 square ft of well presented accommodation and is offered for sale with no onward chain.

Ideally located within a short walk of Leamington Town Centre and the train station, the property combines convenience with spacious living. The property has been completely redecorated and re-carpeted in 2024, with new vinyl flooring to the bathroom.

The accommodation comprises a bright and airy open plan lounge dining room, open to the kitchen, all benefiting from high ceilings and an abundance of natural light through large sash windows to the front. To the rear of the apartment is a generous double bedroom, again featuring high ceilings, alongside a modern family bathroom with a four piece suite.

Externally the property further benefits from access to a communal garden.

Communal Entrance

Well maintained communal entrance with stairs rising to the first floor.

Entrance Hallway

Welcoming entrance hallway with a telephone entry system and doors off to the lounge dining room, bedroom and bathroom.

Lounge Dining Room

17' 5" x 16' 8" max (5.31m x 5.08m max)
Spacious, light and airy lounge dining room with high ceilings. There is a feature fire place, two electric heaters and a sash window to front elevation.

Kitchen

10' 4" x 6' 4" (3.15m x 1.93m)
Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back area, incorporating stainless steel sink and drainer unit. There is an electric

oven, electric hob with cooker hood over, space for a washing machine and space for a fridge/freezer. With ceiling spotlights and a sash window to front elevation.

Bedroom

14' 3" x 16' 2" max (4.34m x 4.93m max)
Generously sized double bedroom with an electric heater and a sash window to rear elevation.

Bathroom

Four piece suite, fitted a wash hand basin, bath, shower cubicle, low level W/C, partly tiled walls, a heated towel rail, a storage cupboard housing the immersion heater and an extractor fan.

Communal Garden

To the rear of the property is the lawned communal garden, accessed via an external side alley.

Lease Details

The property is leasehold with a lease length of 125 years from 25th March 2007. The property is subject to management costs to include an annual service charge of £1194. Further information available upon request.

Seller's Comment

I fell in love with the size and spacious feel of the flat as soon as I saw it. I was very happy living here and found it very convenient for the town centre, with Jephson Gardens just round the corner. Since I left to move in with my husband I have successfully rented it out, with a current income of £12,000 per annum





Total floor area 63.4 m² (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01926 881 441

E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax
Band: C

Service Charge:
1194.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314993

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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