

Riplingham Court

Leamington Spa CV32 5YQ



£230,000

Riplingham Court is a ground floor apartment situated in this highly sought after Leamington Spa location with an outlook onto the Cricket Ground. The property benefits from a spacious living room with balcony enjoying views onto the communal garden, kitchen, two double bedrooms, bathroom, and garage en-bloc. This property would make an ideal first time buy or investment and is available with no onward chain.



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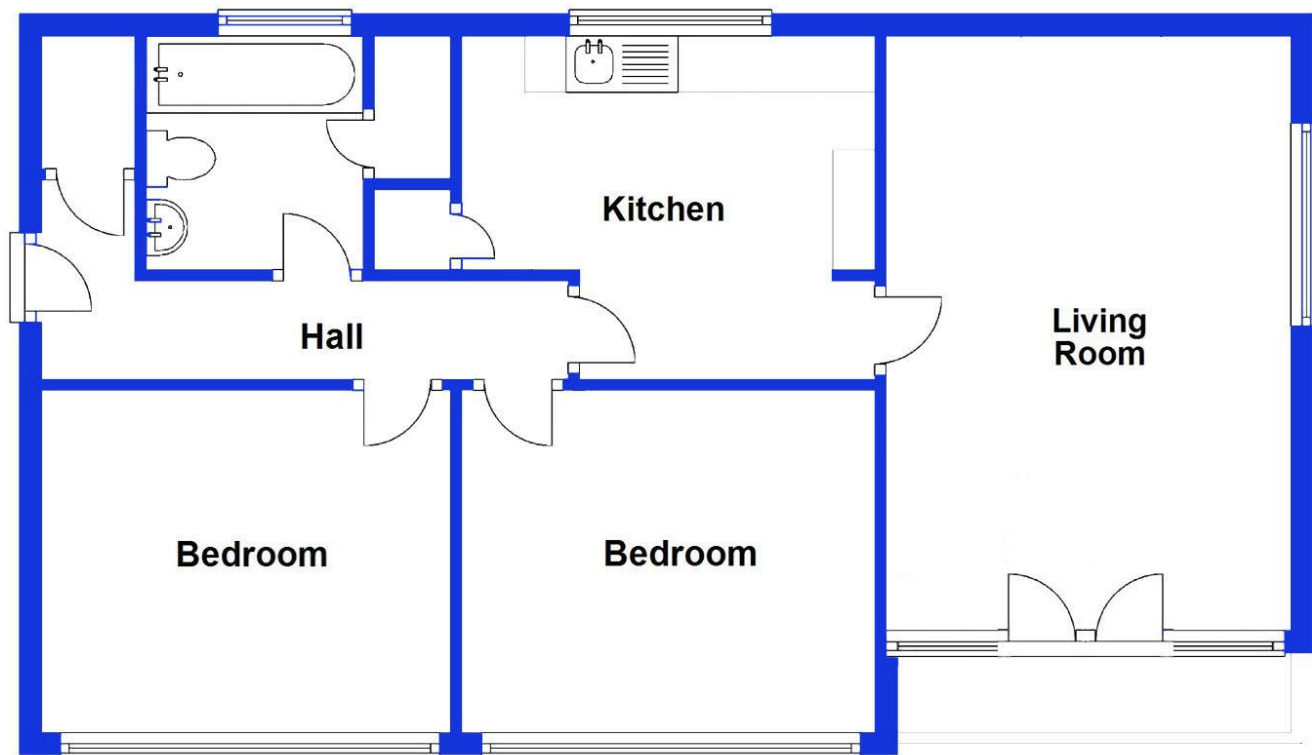
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Riplingham Court Leamington Spa CV31 5YQ

Ground Floor



Total area: approx. 63.9 sq. metres (687.4 sq. feet)

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Living Room
- Balcony Overlooking Communal Gardens
- Conveniently Located For Leamington Spa Town Centre
- Garage En - Bloc
- Ideal First Time Buy / Investment
- No Chain

Communal Entrance

With wooden door leading into the apartment and staircase rising to all floors.

Hall

With wall mounted telephone entry system, central heating radiator, cupboard housing wall mounted electric fuse box, and doors off to living room, kitchen, bedrooms and bathroom.

Kitchen 11' 8" Max x 9' 10" Max (3.56m x 3.00m)

With a range of wall and base mounted units, with complementary work surfaces over incorporating a stainless steel sink and drainer unit, tiling to the splash back areas, electric cooker point with extractor over, space and plumbing for washing machine, space for fridge, floor standing Potterton Kingfisher central heating boiler, pantry storage cupboard and double glazed window to the side.

Living Room 17' 6" Max x 11' 8" Max (5.33m x 3.56m)

With two wall mounted electric heater, double glazed window to the front and side, television aerial point, telephone point, parquet flooring, double glazed sliding patio door opening onto the balcony providing views over the communal garden.

Bedroom 11' 8" Max x 9' 11" Max (3.53m x 3.02m)

With central heating radiator, telephone point and double glazed window to the side.



Bedroom 11' 8" Max x 9' 11" Max (3.53m x 3.02m)

With wall mounted electric heater and double glazed window to the side.

Bathroom

With a suite comprising of a panelled bath with Triton T80XR electric shower over, wash hand basin, low level W.C, tiling to the walls, double glazed window to the side, central heating radiator and airing cupboard housing hot water cylinder and slatted shelving.

Outside

Communal gardens mainly laid to lawn and herbaceous borders.

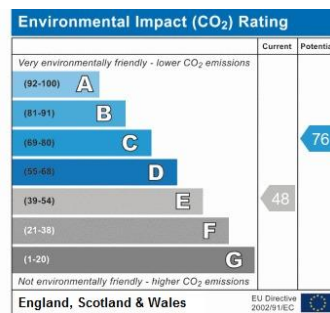
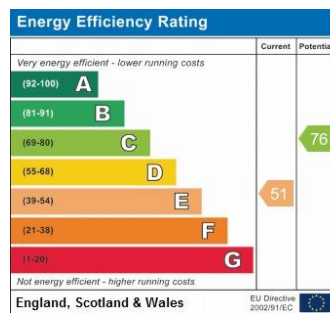
Garage

Single garage en-bloc with up and over door.

Tenure

The property is leasehold with a 99 year lease which commenced on 25th March 1994 with an annual service charge of £1580.00 invoiced half yearly. This information should be verified by your legal representative.





Important Notice: The services, fittings and equipment referred to in these details have not been tested and no warranty can be given as to their condition. The measurements and floor plans supplied are for guidance only and are not to scale. We have not sought to verify the legal title of the property and potential buyers should obtain verification through their legal representative. Photographs are reproduced for general information only, and it cannot be inferred that any item shown is included in the sale. Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out for guidance purposes only and do not constitute any part of an offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Crabb Curtis has the authority to make or give any representation or warranty in relation to the property.