

Campion Court

Campion Road Leamington Spa CV32 5XE



£192,000

Campion Court is a very well presented second floor apartment situated in this sought after central Leamington Spa location. The property benefits from large double glazed units in the bedrooms and living room and comprises of a spacious living room, kitchen, two double bedrooms, bathroom, garage en-bloc with recently refurbished roof, communal parking and lawn area to the rear. This property would make an ideal first time buy or investment with the opportunity to purchase including the furniture and contents and is available with no onward chain.



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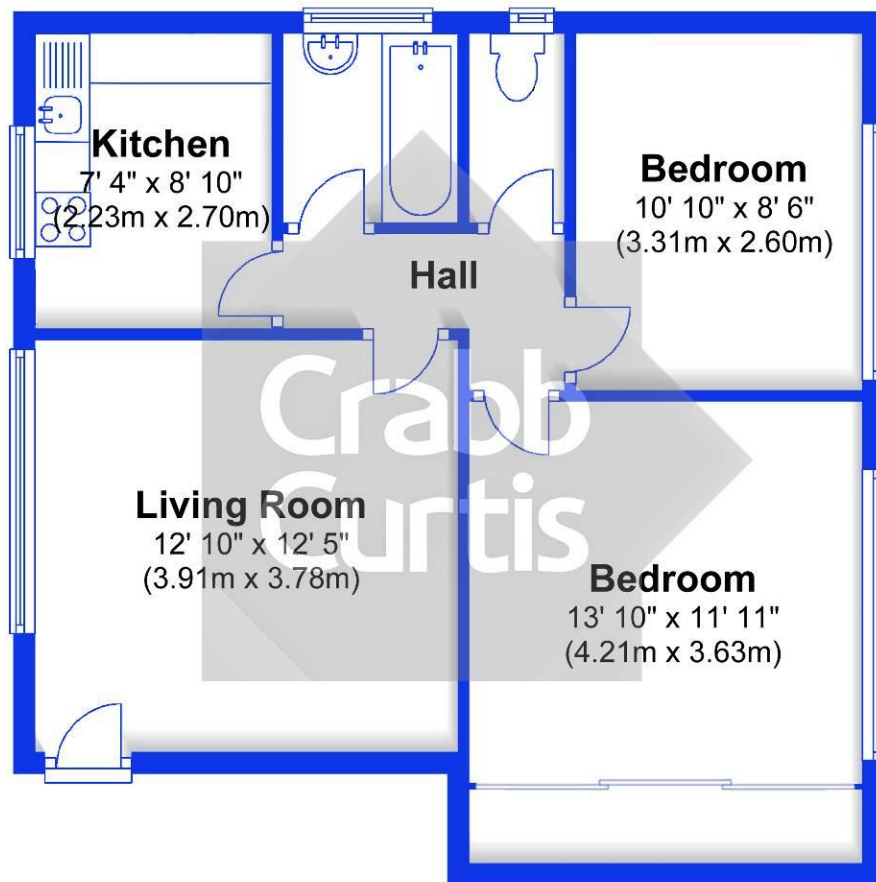
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Second Floor

Total area: approx. 54m² (581.2 sq. feet)



- Second Floor Apartment
- Well Presented
- Two Double Bedrooms, Spacious Master Bedroom
- Spacious Living Room
- Walking Distance To Leamington Town Centre
- Garage En-Bloc
- Ideal First Time Buy / Investment
- No Chain

Communal Entrance

With staircase rising to the second floor and private entrance door to the apartment.

Inner Hall

With doors leading to kitchen, bedrooms, bathroom and separate W.C.

Living Room 12' 10" x 12' 5" (3.91m x 3.78m)

With wall mounted telephone entry system, central heating radiator, power point incorporating USB sockets, premium thermal and acoustic underlaid parquet wood flooring, double glazed window to the front and door leading to inner hall.



Kitchen 7' 4" x 8' 10" (2.23m x 2.70m)

With a range of wall and base mounted units, with complementary work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap, tiling to the splash back areas, electric cooker point, space and plumbing for washing machine, central heating radiator, tiled flooring, three directional spot lighting and double glazed window to the front.





Master Bedroom 13' 10" x 11' 11" (4.21m x 3.63m)

With custom built wall to wall mirrored wardrobe, central heating radiator, premium thermal and acoustic underlaid parquet wood flooring, ample space for a king size bed and double glazed window to the rear facing in a Southerly direction.

Bedroom Two 10' 10" x 8' 6" (3.31m x 2.60m)

With premium thermal and acoustic underlaid parquet wood flooring, central heating radiator and double glazed window to the rear facing in a Southerly direction.



Bathroom

With tiling to the walls and floor, panelled bath with wall mounted Triton T30SI electric shower over, wash hand basin and double glazed window to the side.

W.C

With low level W.C, tiled floor, wash hand basin and double glazed window to the side.

Garage

Single garage en-bloc with up and over door.

Tenure

We believe the property is leasehold with approximately 950 years remaining on the lease with a share of the freehold. The building is self managed by the owners and there is a service charge of approximately £110.00 per month. This information should be checked and verified by your legal representative.

