

Warneford Mews

Leamington Spa CV31 1LL



£165,000

Warneford Mews is a one bedroom, first floor apartment, situated within a short walk of Leamington Spa town centre and train station. The property benefits from one double bedroom, open plan living / dining room and kitchen, bathroom, communal gardens and allocated parking. This well-presented apartment would make an ideal first time buy or buy to let investment.



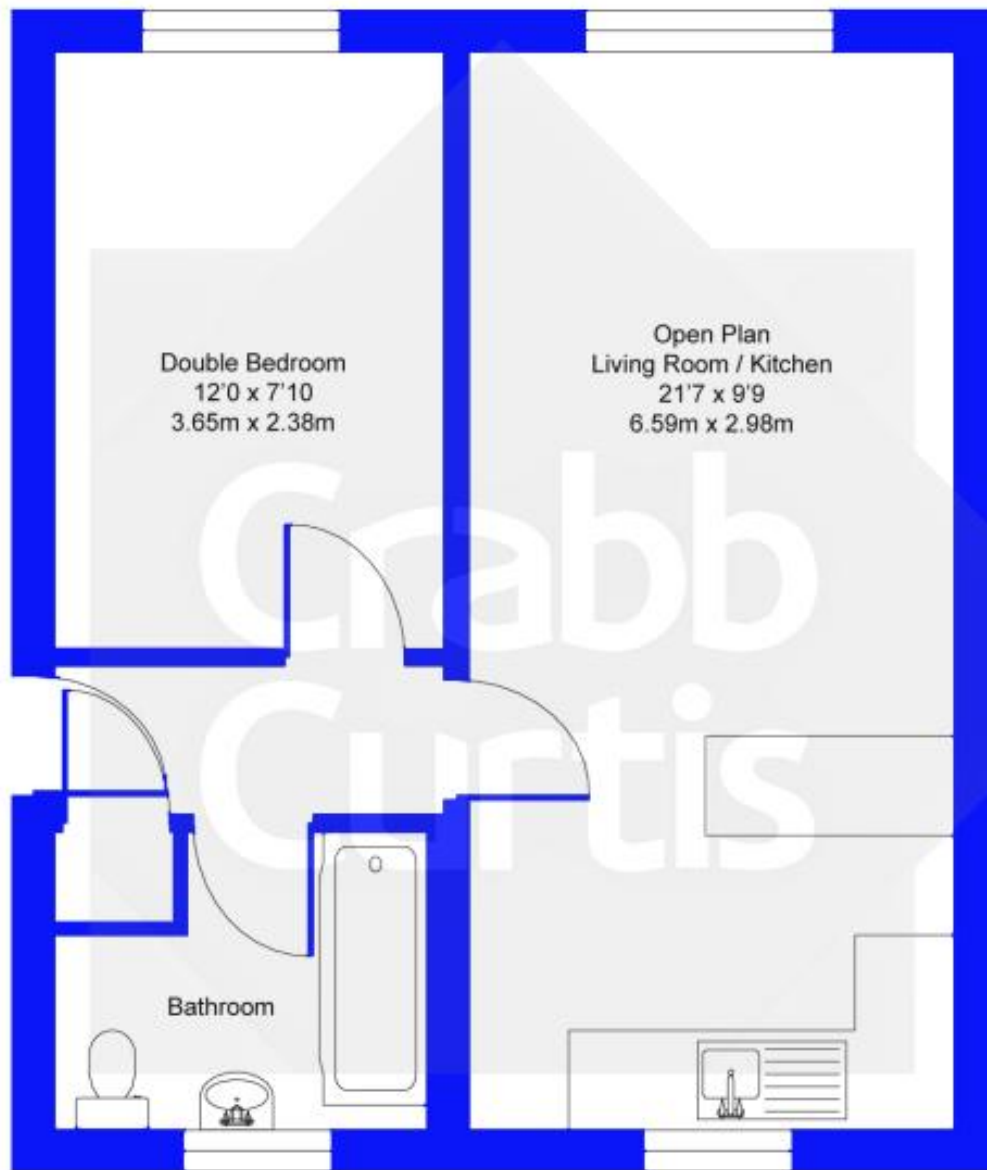
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Floor plans are for illustration purposes and are not to scale.

- First Floor Apartment
- One Double Bedroom
- Open Plan Living/ Dining Room & Kitchen
- Walking Distance to Town Centre & Train Station
- Ideal First Time Buy / Investment
- Well Presented
- Allocated Parking
- Communal Gardens

Entrance Hall

With door to the side, wall mounted electric consumer unit, telephone intercom, cupboard housing the hot water cylinder and doors off to all rooms.

Open Plan Living Area

Living / Dining Room

With double glazed window to the front, electric storage heater and television aerial point.

Kitchen

With a range of base mounted units with complementary wood effect work surface over, stainless steel sink and drainer unit with mixer tap over, tiling to the splash back areas, electric oven, space and plumbing for washing machine and fridge freezer, wood effect flooring, electric storage heater, wall mounted extractor fan and double glazed window to rear.



Bedroom

With single glazed window to the front, electric storage heater and double glazed window to the front.

Bathroom

With a suite comprising of a bath with wall mounted electric shower over and curtain rail, pedestal wash hand basin, low level W.C, part tiling to the walls, extractor fan, wall mounted electric heater, electric shaver point, wood effect flooring and double glazed window to the rear.

Outside

To the rear of the property is allocated parking and communal gardens surround the development.

Tenure

The property is leasehold with a 999 year lease from 1994 with approximate charges of £480 due every 6 months. This information should be verified by your solicitor.



