

# Millfield, 25 Leam Terrace

Leamington Spa CV31 1BG



£230,000

Millfield is an immaculately presented, top floor apartment situated in this highly sought after central Leamington Spa location. The property benefits from of a spacious living room / dining room, modern kitchen, two double bedrooms, bathroom, garage and off-road parking. This fully modernised apartment would make an ideal first time buy or investment and is available with no onward chain.



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# Millfield Leamington Spa CV31 1BG



**Total Approx. Floor Area 645 SQ.FT. (60.0 SQ.M.)**

- Top Floor Apartment
- Two Double Bedrooms
- Spacious Lounge / Diner
- Immaculately Presented
- Walking Distance to Town Centre & Train Station
- Garage & Parking
- Ideal First Time Buy / Investment
- No Chain

## Entrance Hall

With solid wood entrance door, wood laminate flooring, hatch providing access to loft, central heating radiator, wall mounted electric fuse board, telephone point, wooden storage cupboard with feature shelving, Nest C02 detector and Nest thermostat system, spot lighting and solid wood doors off to all rooms.

## Lounge / Dining Room

With two double glazed windows to the front, two central heating radiators, spot lighting, TV aerial point and feature electric fireplace with surround.

## Kitchen

With a range of wall and base mounted units with complementary work surfaces over incorporating a stainless steel sink and drainer unit with pre-rinse mixer tap over, metro brick tiling to the splash back areas, integrated electric oven, electric hob with cooker hood over, integrated fridge / freezer, dishwasher and washing machine, tiling to floor, spot lighting, double glazed window to the front, central heating radiator and cupboard housing Potterton Tempest hot water cylinder.

### Master Bedroom

With TV aerial point, central heating radiator, spot lighting, double fitted wardrobe, built in cupboard with hanging rail and double glazed window to the front.

### Bedroom Two

With built in wardrobe, central heating radiator, TV aerial point, spot lighting and double glazed window to the side.

### Bathroom

With a suite comprising of a double shower cubicle with rainfall shower over and wall mounted controls, wall hung vanity unit and basin, low level W.C, part tiling to the walls, heated towel rail, wood laminate flooring, extractor fan and double glazed window to the rear.



### Outside

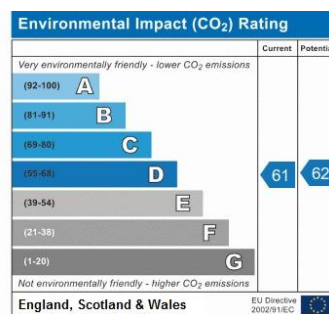
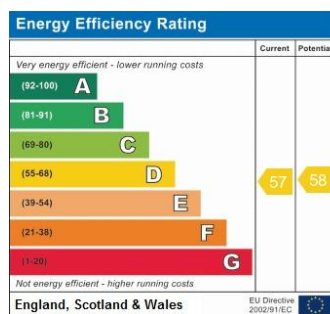
### Garage

Single garage with parking.

### Tenure

The property is leasehold with 108 years left on the lease, ground rent is £225 per annum (including garage) and the maintenance charge is £840 per annum. This information should be verified by your legal representative.





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