

Kilby Court

Leamington Spa CV31 2EB



£165,000

Kilby Court is two bedroom first floor apartment within walking distance of Leamington Spa town centre, local amenities and train station. The property compromises of two bedrooms, spacious living / dining room, kitchen, bathroom, allocated parking and garage en-bloc. This would be an ideal first time buy or buy to let investment and is available with no onward chain.



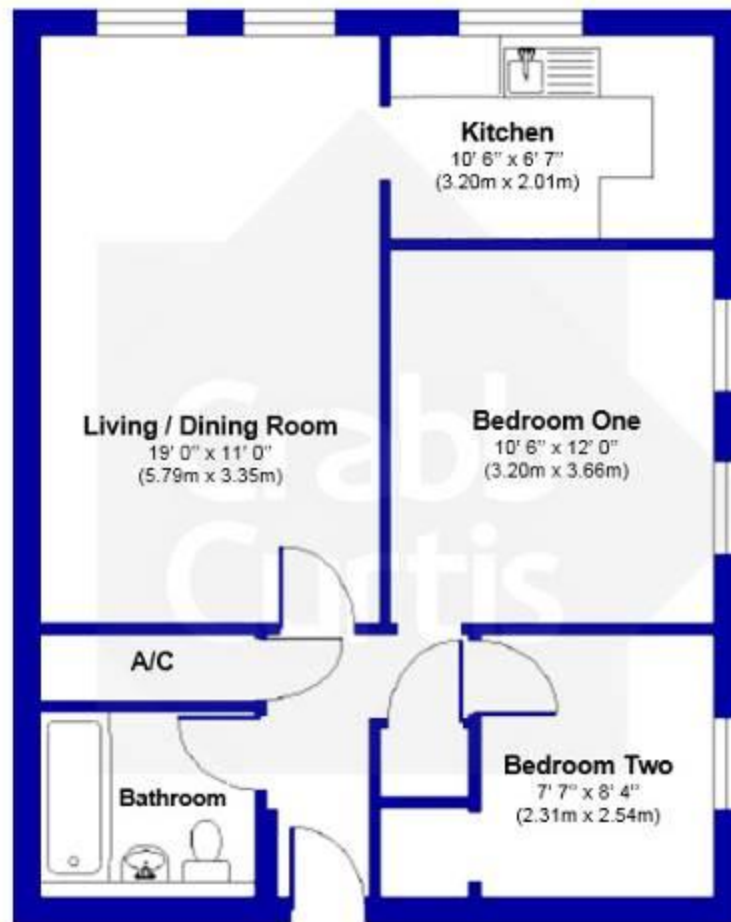
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Total area: Approx. 56 sq. metres (602.8 sq. feet)

- First Floor Apartment
- Two Bedrooms
- Walking Distance to Town Centre & Train Station
- Spacious Living / Dining Room
- Ideal First Time Buy / Investment
- Allocated Parking for One
- Garage En-Bloc
- No Chain

Entrance Hallway

With electric storage heater, telephone entry system, wood laminate flooring, large cupboard housing hot water cylinder and wooden slatted shelves, further built in storage cupboard with hanging rail and doors off to all rooms.

Living / Dining Room

With two double glazed windows to the side, two electric storage heaters, television aerial point, wood laminate flooring, telephone point and door leading into kitchen.

Kitchen

With a double glazed window to side, one and a half bowl stainless steel sink and drainer unit, tiling to the splash back areas, electric cooker point, space and plumbing for washing machine, space for fridge freezer and wood effect laminate flooring.

Bedroom One

With two double glazed windows to the front and electric storage heater.

Bedroom Two

With double glazed window to the front, electric storage heater, built in storage cupboard housing electric fuse board with hanging rail and shelving.



Bathroom

With a white suite comprising of a panelled bath with electric shower over, wash hand basin, low level W.C, tiling to the walls and extractor fan.

Outside

To the rear of the property is allocated parking for one car and garage en-bloc.

Tenure

The property is leasehold with a 999-year lease from 2014, with approximate monthly charges of £85. This information should be verified by your solicitor.



