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The Estate Agents



17 Packington Place Leamington Spa CV31 1EP

Price guide £215,000

- First Floor Apartment
- Town Centre Location
- No Onward Chain
- Allocated Gated Secure Parking
- Open Plan Living
- Two Double Bedrooms
- Close to Train Station
- Ideal First Time Purchase

This well presented and spacious purpose built first floor apartment is located in the centre of Leamington Spa town centre within strolling distance to the train station, all the amenities of town centre and a stroll from the lovely green parks of Jephson Gardens and Victoria Park. The apartment benefits with having a secured gated entrance and a central courtyard with an allocated parking bay. It is presented beautifully throughout and is deceptively spacious. The welcoming entrance hallway has doors radiating off to a large dual aspect reception room with an opening into the kitchen, two good sized double bedrooms, store room and a family bathroom. The apartment is offered with no onward chain and long lease benefitting both first time buyers and investors alike.



Total area: approx. 68.9 sq. metres (741.2 sq. feet)

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17 Packington Place

LOCATION

Packington Place lies at the Chapel Street end of Russell Terrace just a short walk south of the town centre's amenities including shops, parks and restaurants. Leamington Spa railway station is also easily accessible as are road links to neighbouring towns and centres and links to the Midland motorway network.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Being protected by a telephone entry system and from which stairs ascend to:-

FIRST FLOOR LEVEL

Where a private entrance door gives access to:-

SMALL INTERNAL LOBBY

1.07m x 0.99m (3'6" x 3'3")

And further inner entrance door to:-

ENTRANCE HALLWAY

3.45m x 1.98m (11'4" x 6'6")

A spacious entrance hallway decorated in a neutral colour with laminate flooring, central heating radiator, coving to ceiling, two central light points and intercom system to the main entrance and doors leading off to:-

LIVING / DINING

5.00m x 3.99m (16'5" x 13'1")

A well proportioned dual aspect reception room with continued laminate flooring,

double glazed windows to side and front and also a Juliet balcony with floor to ceiling french doors. There are two central heating radiators and two central light points, TV point, USB ports and opening into :-

KITCHEN

2.77m x 1.98m (9'1" x 6'6")

Being fitted with a range of wall and base units with roll edged worktops having an inset stainless steel sink with mixer tap, ceramic tiled splash backs and a range of base cupboards and drawers below to include inset stainless steel four burner gas hob, stainless steel cooker hood above and integrated electric oven, space for fridge freezer together with plumbing for slimline dishwasher and washing machine. The flooring has been finished with a wooden effect vinyl and there are a number of spot lights.

BEDROOM ONE

4.19m x 2.90m (13'9" x 9'6")

A double bedroom with double glazed window to side aspect, laminate flooring, fitted wardrobes, central heating radiator, entry telephone, USB ports and door to:-

EN SUITE SHOWER ROOM

2.03m x 1.12m (6'8" x 3'8")

Currently used as a store room however all the plumbing is still present to re fit shower suite.

BEDROOM TWO

4.04m x 3.10m (13'3" x 10'2")

A large double bedroom with fitted wardrobes, laminate flooring, double glazed window to the side aspect, USB ports, central light point and central heating radiator.

BATHROOM

2.34m x 1.98m (7'8" x 6'6")

A newly fitted bathroom suite with a modern white suite including a P-shaped bath with glass screen and rainwater shower head, low level flush WC, vanity unit with wash hand basin, tiled splash back areas in contemporary design, wooden effect vinyl flooring, chrome heated towel rail and spot lighting,

OUTSIDE

PARKING

There is one allocated parking space within the private courtyard car park which is accessed by communal electric gates. There is also an electrically operated gate giving foot access to Packington Place from Chapel Street.

GENERAL INFORMATION

TENURE

The property is of Leasehold tenure. The property is sold with an original lease of 150 years starting 1st August 2001 giving a remaining lease of approx. 131 years.

MAINTENANCE

We understand that maintenance service charges are payable of approximately £1242.56 per annum. At the time of printing these particulars the agents have not had sight of the Lease or Management documentation and prospective purchasers should verify this information via Solicitors' normal enquiries.

SERVICES

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these sales particulars.

COUNCIL TAX

Band B - Warwick District Council.

REF

MRR/MRR/1131/1

DIRECTIONS

From the Agent's offices in Euston Place proceed in a southerly direction along Parade, turning left into Priory Terrace and bearing right onto Church Street. Take the second left turn into Chapel Street where Packington Place will be seen on the right hand side on the corner of George Street.



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