



**51 Brunswick Street**

Leamington Spa **CV31 2EB**

Guide Price £186,500

# 51 Brunswick Street

A spacious apartment which is located within walking distance of the town centre. This 1800's Georgian building is just south of the town centre and within easy reach of the train station, town and local parks. The property in brief comprises of a communal entrance hall, lounge, stylish re-fitted kitchen. two double bedrooms, a family bathroom and loft space for storage.

This apartment would be ideal for first time buyers looking to be within walking distance to town.

Call us today for more information or to book in an internal viewing.

## LOCATION

Situated within an increasingly popular location less than one mile to the south-east of The Parade, at the heart of Leamington Spa town centre. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and an easy walk to the train station, with its direct service to London Marylebone. Convenient for everything Leamington Spa has to offer; there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

## COMMUNAL ENTRANCE

The property is approached from Brunswick Street with attractive railings, gravel areas and steps leading to the communal entrance door.

## ENTRANCE TO APARTMENT

Having stairs rising to the first floor.

## SITTING ROOM

3.78m x 3.45m (12'4" x 11'3")

A light and airy room which has a gas central heating radiator, feature fireplace, original sash window to the front elevation and space for lounge furniture.

## KITCHEN / DINING ROOM

3.64m x 2.94m (11'11" x 9'7")

A modern and stylish fitted kitchen which in brief comprises of work top surfaces, cupboards, part tiled walls, tiled flooring, gas central heating radiator, four ring gas hob with an extractor fan above, wall mounted boiler and space for a washing machine and fridge / freezer.

## BEDROOM ONE

3.83m x 2.74m (12'6" x 8'11")

Having a gas central heating radiator, sash window to the front elevation, loft space and space for bedroom furniture.

## BEDROOM TWO

2.99m x 1.88m (9'9" x 6'2")

Having a gas central heating radiator, sash window to the side elevation and space for bedroom furniture.

## Features

Close To Royal Leamington Spa Town Centre

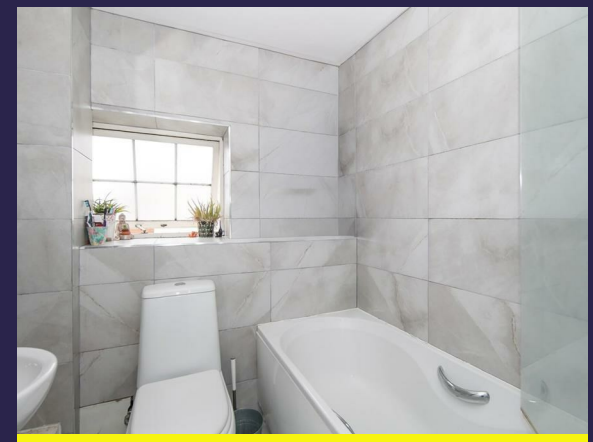
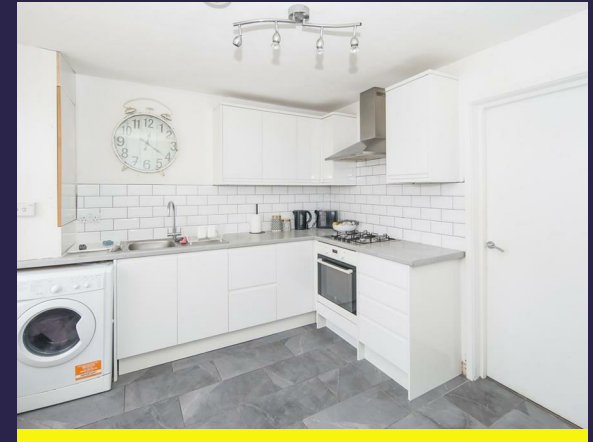
Top Floor

Two Double Bedrooms

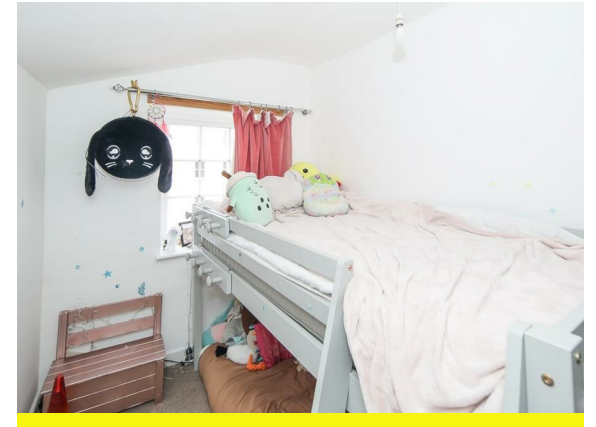
Attractive Period Features

Parking Is Located To The Rear

Georgian Conversion

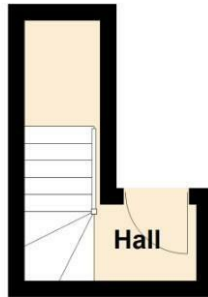




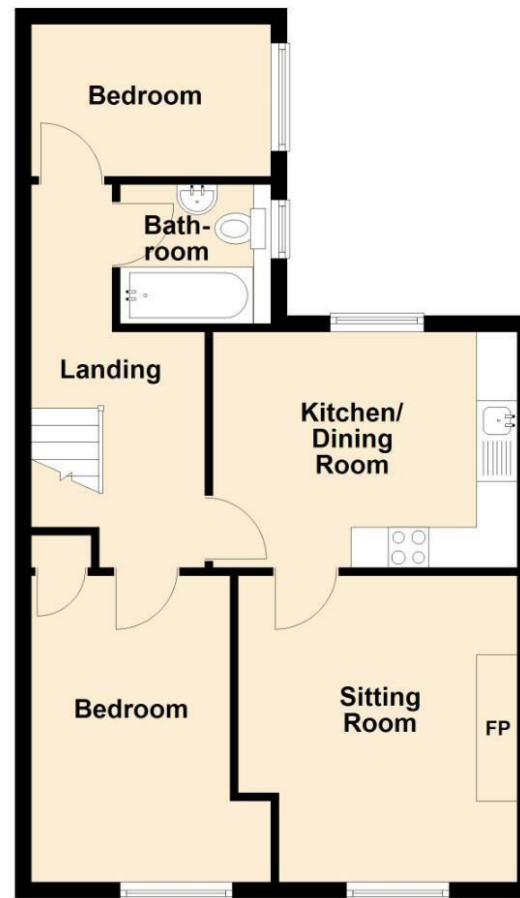


## Floorplan

### First Floor



### Second Floor



Total area: approx. 56.4 sq. metres (606.6 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

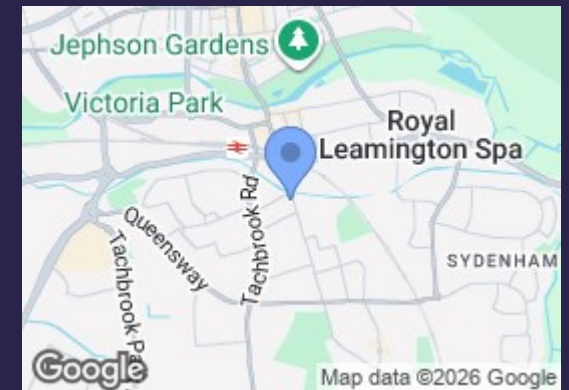
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage 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.

### Council Tax

Band B - Warwick District Council



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 59                      | 67        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Contact us

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## Visit us

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