



15 The Oaks, Warwick Place

Leamington Spa **CV32 5DB**

Guide Price £250,000

15 The Oaks, Warwick Place

FIRST FLOOR – NO ONWARD CHAIN – GARAGE – LONG LEASE OF 936 YEARS – TWO DOUBLE BEDROOMS This is an opportunity to acquire a well-proportioned first floor apartment in a popular north Leamington Spa development providing two bedroomed accommodation with a garage.

The property is a well-proportioned first floor apartment providing two double bedroom accommodation including fitted kitchen, family bathroom and a single garage. The agents consider the property will be of appeal to owner-occupiers and investors and inspection is highly recommended.

Externally there are pleasant communal gardens surrounding the development and a garage located in a block to the rear with up and over door.

LOCATION

This property located on Warwick Place, a popular Leamington Spa town centre location. Being close to the town centre of Leamington Spa there is a large array of state, private and grammar schools in the area to suit most requirements including highly regarded Warwick Boys School, as well as Warwick Prep and Kings High School for Girls in Warwick.

The town has a plethora of bars, cafes, chain shops and boutiques to satisfy most shopping needs. The local eateries are highly regarded with a large amount of choice. The property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham (40m approx.) and London Marylebone (1h 30m approx.).

COMMUNAL ENTRANCE HALL

Stairs leading to first floor and second floor.

LOUNGE / DINER

6.02m x 4.88m (19'9" x 16'0")

The front door opens into the lounge which in brief has a double glazed window to front aspect and access to the balcony area, light point, electric heater and ample space for lounge / dining room furniture.

KITCHEN

3.33m x 3.19m (10'11" x 10'5")

Benefiting from double glazed windows to the rear aspect, overlooking the communal gardens. Kitchen worktop with multiple storage compartments above and below. Integrated hobs, oven and grill. Space for all white goods.

BEDROOM ONE

5.08m x 3.17m (16'7" x 10'4")

With double glazed window to front aspect, light point and space for bedroom furniture.

BEDROOM TWO

3.35m x 3.17m (10'11" x 10'4")

With double glazed window to rear aspect, light point and space for bedroom furniture.

Features

Walking Distance To Town Centre

Two Double Bedrooms

No Onward Chain

Garage

Ideal For First Time Buyers Or Investors

Fitted Kitchen

Family Bathroom

Good Sized Lounge

FAMILY BATHROOM

2.87m x 1.71m (9'4" x 5'7")

With double glazed frosted windows to rear aspect, built-in storage cupboard, low level W/C, bath, shower, vanity sink unit with storage below, electric heated towel rail and a light point.

GARAGE

4.84m x 2.50m (15'10" x 8'2")

A great space for storage.

PARKING

Permit parking to the front elevation.

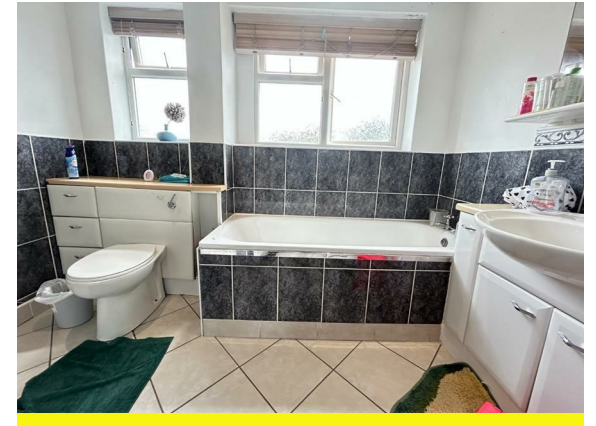
TENURE

The property is held on a leasehold arrangement. We have been informed that the lease is 999 years from 1964 so there are around 936 years remaining. The service and maintenance charge is £117.33 per month (paid every 6 months) and the ground rent is £10 per annum. This should be checked via the buyers chosen solicitors and Wiglesworth hold no responsibility over this information.

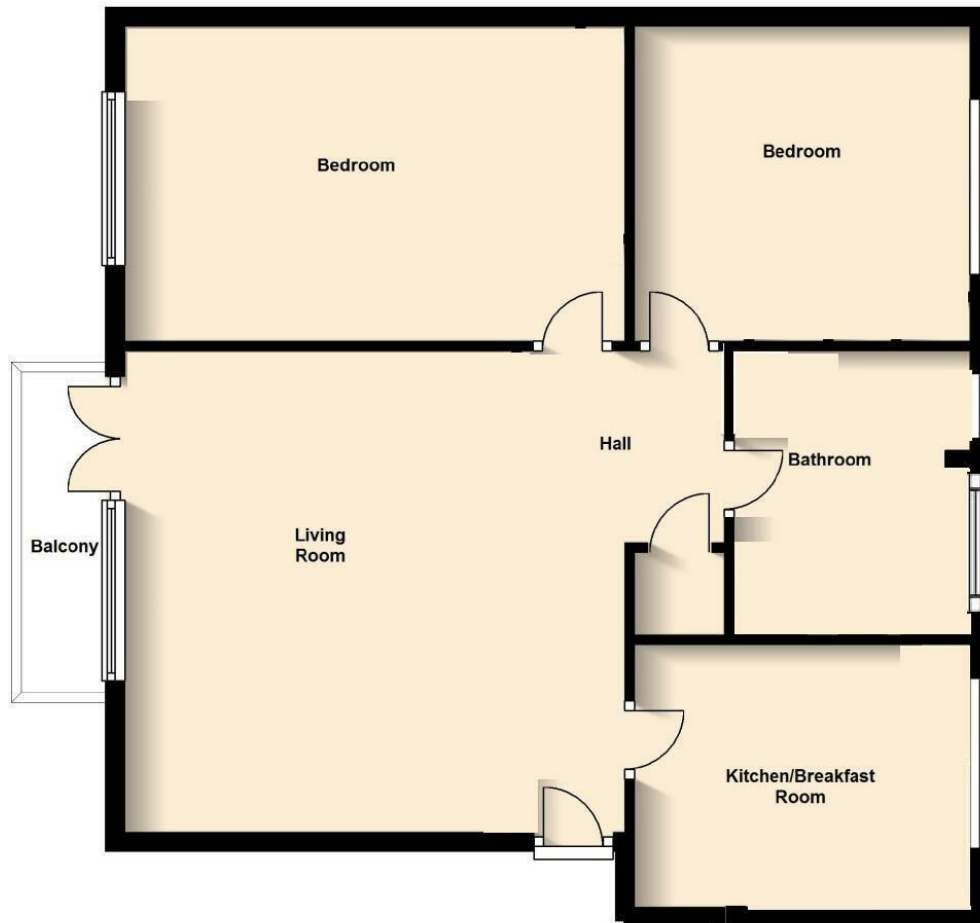
DIRECTIONS

Postcode for sat-nav - CV32 5DB.





Floorplan



General Information

Tenure

Freehold

Fixtures & Fittings

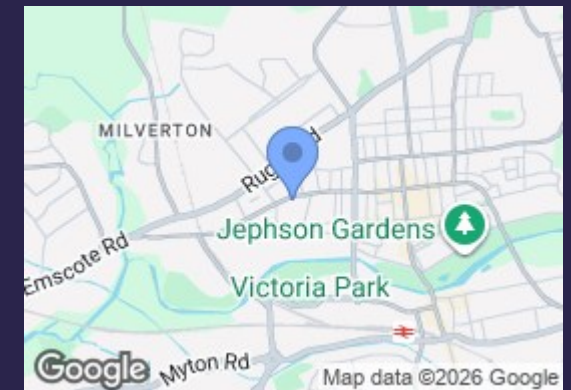
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, 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 C - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com