

Flat 4, 7 Bertie Terrace, Warwick Place

Leamington Spa CV32 5BL

Guide Price £155,000

Flat 4, 7 Bertie Terrace, Warwick Place

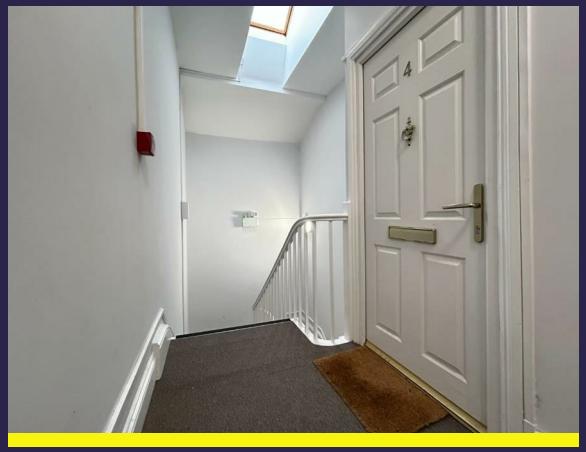
Forming part of an imposing Regency building situated within a sought after location close to town centre amenities, this top floor attic apartment offers a one bedroom accommodation and is offered for sale with the benefit of no onward chain. The property in brief comprises of an entrance with stairs leading to the entrance hallway, open plan living accommodation, bedroom and a family bathroom.

Also having amazing views across Leamington Spa and there is parking for one car at the rear.

Call us today to book in an internal viewing.

Features

- Top Floor Flat
- Excellent Location within walking distance of local shops, restaurants, bars and cafes
- Open Planning flexible living accommodation
- One Bedroom
- Bathroom
- No Chain
- Communal parking







LOCATION

Bertie Terrace is a fine Regency Terrace set back from Warwick Place behind a service road and being within walking distance of the full range of town centre amenities including shops, parks and restaurants. In addition there are good local road links available to routes out of the town and Leamington Spa railway station offers regular commuter links to London and Birmingham, amongst other destinations.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL

From which stairs ascend to the:-

TOP FLOOR

Where a private entrance door gives access to the apartment itself and:-

ENTRANCE

With stairs ascending to:-

UPPER LEVEL LANDING

With entry telephone and doors to:-

OPEN PLAN LIVING ACCOMMODATION

6.87m x 3.56m (22'6" x 11'8")

This apartment has the benefit of open plan flexible living accommodation. In brief the kitchen area comprises of worktop surfaces, cupboards, built-in dishwasher, extractor fan, two double glazed windows, having space for a cooker/oven, washing machine and fridge-freezer. The lounge area has space for lounge furniture, dining table, double glazed windows, storage in the eaves and loft access. A large modern programmable storage heater serves this open plan living space.

BEDROOM

4.03m x 3.68m (13'2" x 12'0")

Having two double glazed windows, modern programmable storage heater, storage in the eaves and space for bedroom furniture.

BATHROOM

3.68m x 1.84m (12'0" x 6'0")

Under floor tile heated bathroom with W/C, sink unit, sunken bath with overhead shower and heated towel rail.

LEASE INFORMATION

Leasehold tenure with a ground rent of £150 per annum. The expiry of the lease is 12th October 2140 meaning there are around 114 years remaining. Lease and building management with Orbit Housing Association.

SERVICE CHARGE

Service charge is payable of £130 per month. 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.

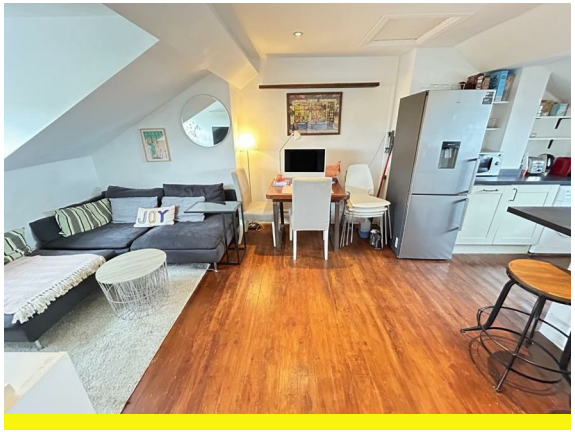
PARKING / PICTURES

The vendor has informed us that there is communal parking to the rear of the property. Please note the pictures were take around May 2025.

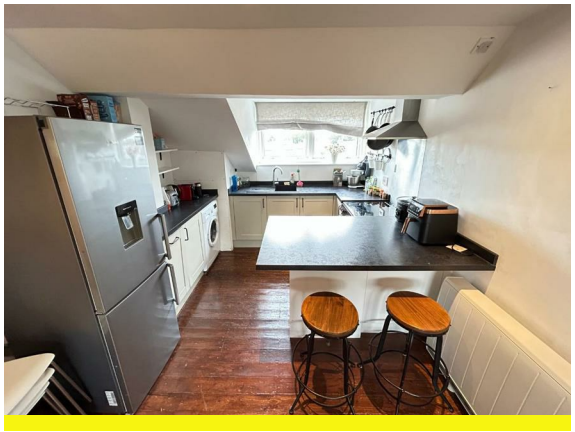
DIRECTIONS

Postcode for sat-nav - CV32 5BL
what3words - forms.dirt.gravel





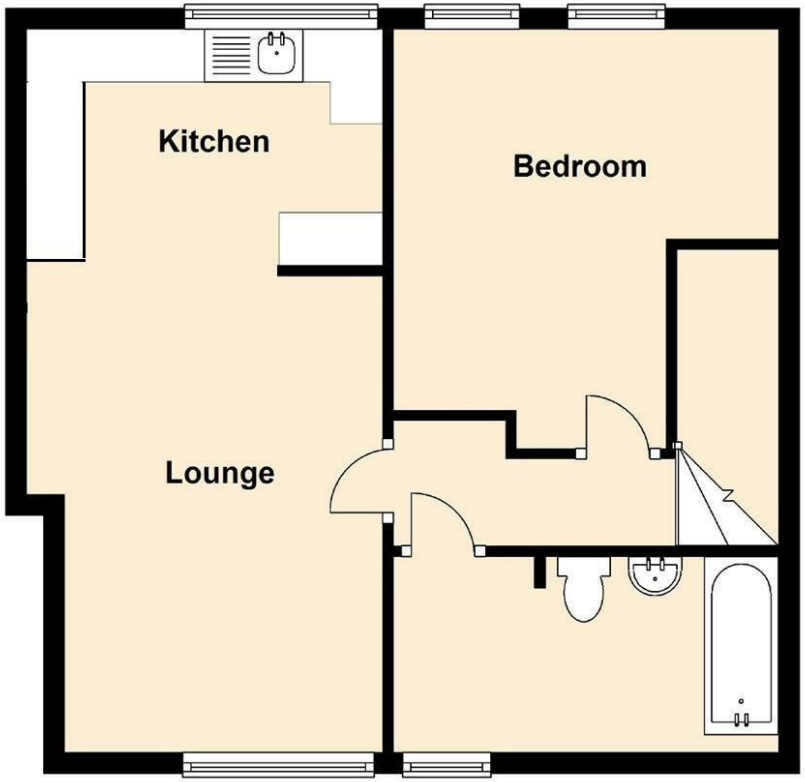




Floorplan

Third Floor attic

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 47.2 sq. metres (508.1 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

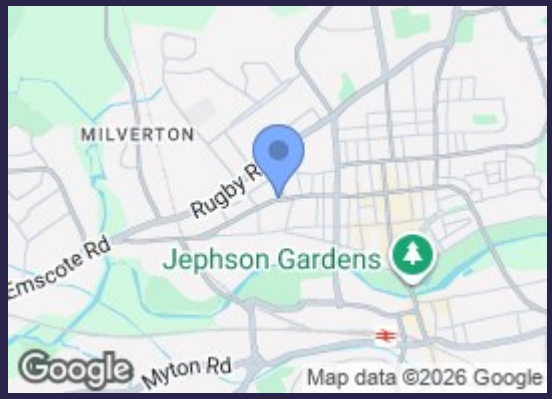
Specifically excluded unless mentioned in these sales particulars.

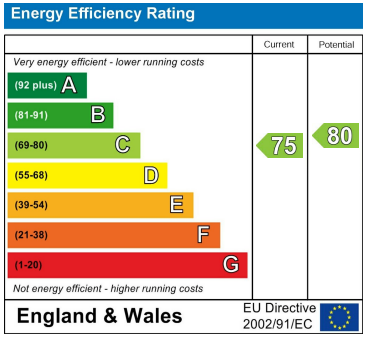
Services

We understand that mains electric, water 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 A - Warwick District Council





Contact us

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