



# FOR STARTERS



OFFERS IN EXCESS OF  
£125,000

## MAIN COURSE

This well-presented first-floor one double bedroom apartment benefits from an extended lease with 148 years remaining, offering long-term security and peace of mind. Situated in a quiet yet convenient location, it is within easy walking distance of Leamington Spa's town centre and train station, making it an ideal choice for first-time buyers or investors.

The property is in good condition throughout and comprises a bright lounge, a separate fitted kitchen, a double bedroom, and a shower room. It is fully double glazed and features electric heating.

Residents have access to a communal garden and shared laundry facilities, as well as off-road communal parking. Offered for sale with no onward chain, this is a fantastic opportunity for those seeking a low-maintenance home or investment.

Lease & Charges: Extended lease with 148 years remaining (189 years from March 1984) Service charge: £100 per month.

For further details or to arrange a viewing, please get in touch.

Disclaimer: Personal Interest - 'Within the meaning of the Estate Agency Act 1979, the seller of this property is an employee of Edwards Estate Agents.'



## KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - A



EPC  
Band - C



West Facing Communal  
Garden



Mains Electric,  
Water & Drainage



Heating System  
Electric



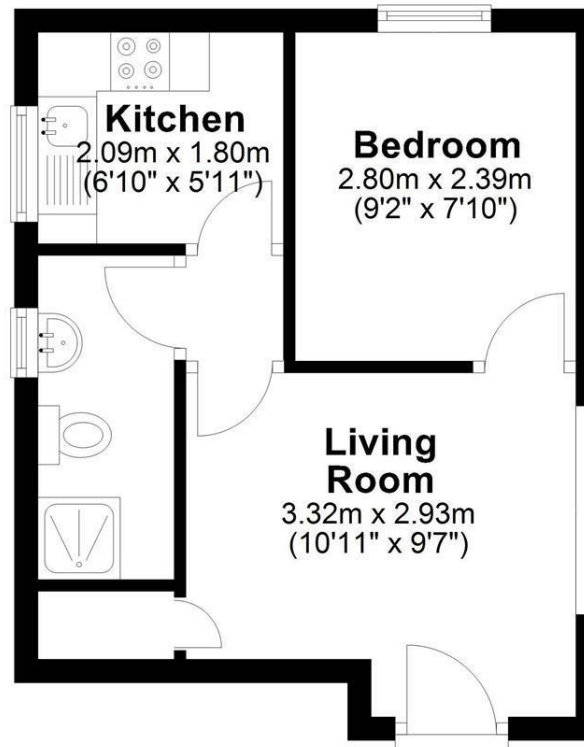
Shrubland Street  
Community Primary

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



## First Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



Total area: approx. 25.3 sq. metres (272.4 sq. feet)

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CONSULTANTS**

