



# FOR STARTERS



OFFERS IN EXCESS OF  
£145,000

## MAIN COURSE

Are you looking for your first renovation project to flex your creative skills? Perhaps you're keen to add to your buy-to-let portfolio, or maybe you're after a pied-à-terre in a prime location. If any of these sound like you, then this top-floor apartment on the sought-after, tree-lined Leam Terrace could be just what you're looking for.

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With a 999-year lease, this property offers plenty of potential. It's in need of updating, but thanks to its layout of mostly stud walls, there's an exciting opportunity to reconfigure the space to suit your needs (subject to listed building consent for internal changes). Let your imagination run wild to make this space truly work for you.

### Current Layout:

A spacious entrance hall welcomes you into the apartment, but rethinking this area could unlock more valuable floor space. On the left, you'll find a three-piece bathroom with a large skylight. A potential improvement here could be installing an electric shower, which could allow for the removal of the current hot water cylinder located in the hallway cupboard, freeing up valuable storage space. The bedroom features a large sash window and a walk-in cupboard. By redesigning the cupboard and reducing hallway space, this area could feel much more open and functional. The sitting room flows into the kitchen, offering a perfect opportunity to



knock through and create a single open-plan living space. Alternatively, removing the wall between the hallway and living room could provide a more modern and seamless entrance into the property.

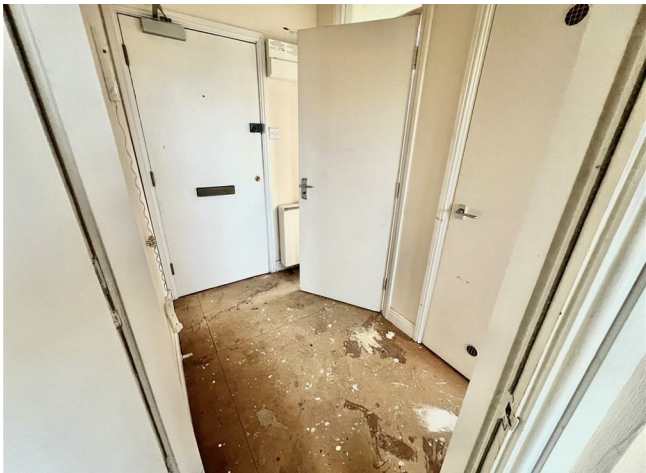
Additional Potential:

As this is a top-floor apartment, there may be attic space available (unverified). If accessible, relocating the hot water cylinder to the attic could free up further space for a more efficient layout.

Outside:

The property benefits from communal front gardens and on-road parking. The monthly service charge is approximately £158.

This apartment offers a fantastic canvas to create something special in a prime Leamington Spa location. With its flexible layout and character features, it's an opportunity to design a space that perfectly suits your needs. Don't miss the chance to turn potential into reality!



# KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - A



EPC  
Band - F



N/A



Mains Electric,  
Water & Drainage

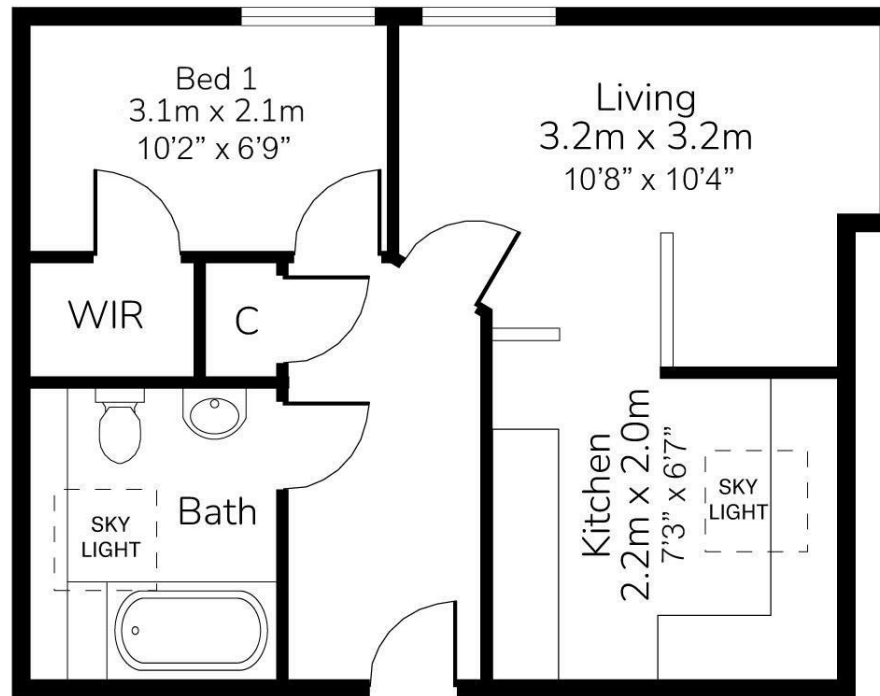


Heating System  
Electric Storage Heaters



Clapham Terrace  
Primary  
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