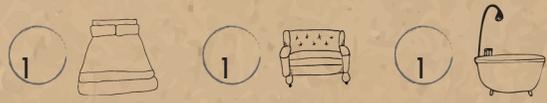





EDWARDS
ESTABLISHED 2007

**15 BRUNSWICK STREET
LEAMINGTON SPA CV31 2DS**

FOR STARTERS



GUIDE PRICE
£90,000

MAIN COURSE

A Ground Floor Period Apartment with Private Entrance - Just a Short Walk to the Station and Jephson Gardens

This one-bedroom apartment is part of a handsome Grade II listed period building on Brunswick Street, ideally placed for access to Leamington Spa's train station, town centre and the open green space of Jephson Gardens.



LOCATION

Positioned on the ground floor with its own private entrance, the apartment offers a great opportunity for first-time buyers, landlords or developers looking for a project in a well-connected part of town.

Step inside to a private hallway, with the sitting room immediately on your left. It's a generously sized space with high ceilings and a large picture window to the front. Off the sitting room is a long galley kitchen, fitted with eye and base level units and with a door that opens directly out to the communal garden.

There's also a three-piece bathroom and a good-sized double bedroom. To the rear of the property is a communal garden and residents' car park, which operates on a first come, first served basis.

The apartment would benefit from updating throughout, but with its prime location and long lease, it's a smart choice for buyers looking to add value.



KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band - B



EPC
Band - C



TBC



General Information -
Subjective comments in
these details imply the



Heating system
TBC



TBC

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