





# 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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