



# FOR STARTERS



OFFERS IN EXCESS OF  
£189,950

## MAIN COURSE

Located on the sought-after, tree-lined Leam Terrace, this first-floor Grade II listed apartment offers a brilliant opportunity for someone looking to create their own home in one of Leamington Spa's most desirable roads.

While the apartment would benefit from some updating, it's easy to see the potential. Set within an attractive detached villa, the property already enjoys lovely proportions and plenty of natural light. With a bit of imagination and some thoughtful reconfiguration, this could become a really special space.

At present, the layout includes a hallway, a good-sized sitting room with bay window, a separate kitchen, two bedrooms, and a three-piece bathroom. Many will see the appeal of opening up the kitchen and sitting room to form one large, open-plan kitchen, dining, and living space. Most of the walls that you might look to alter are stud partitions, so while the relevant consents would of course be needed, the work itself should be relatively straightforward.

The main bedroom is a comfortable double, and the second bedroom offers flexibility – it could remain as is or be adjusted to create two doubles, depending on how you'd like to use the space.

Importantly, most of the windows have already been refurbished, so a good part of the groundwork has been done. Once complete, this apartment has all the makings of a fantastic home or investment. It's



offered with no upward chain, comes with a share of freehold and a new 999-year lease, and has the bonus of communal parking to the rear.

Leam Terrace is one of Leamington's most admired addresses, offering a quiet, leafy setting within easy reach of the shops, restaurants, and train station.

#### Estate Charges:

The property is subject to a service charge payable to a third-party management company. The current charge is £155 per calendar month. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. Further details are available on request.

## KEY INGREDIENTS



Tenure  
Leasehold - Share of  
Freehold



Council Tax  
Band -



EPC  
Band - D



TBC



Mains Services



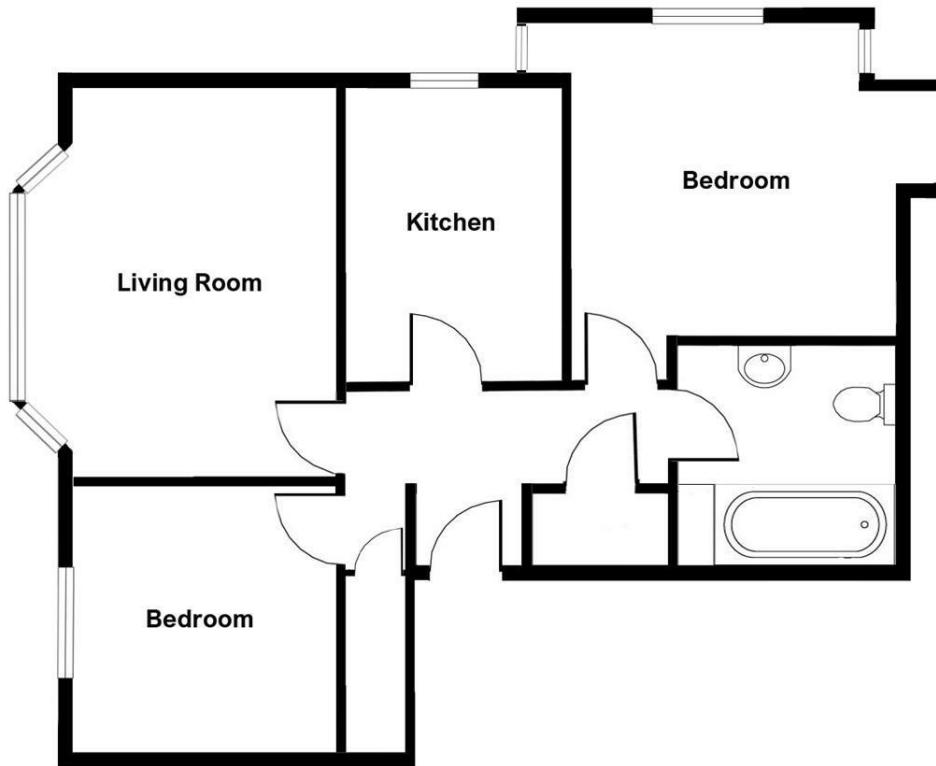
Heating System  
TBC



TBC

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