



FOR STARTERS



OFFERS IN EXCESS
£100,000

MAIN COURSE

Situated within a handsome Grade II listed period building on Brunswick Street, this ground floor apartment enjoys its own private entrance and an enviable position just a short walk from Leamington Spa train station, the town centre and the beautiful Jephson Gardens. Offering excellent potential throughout, this one-bedroom home presents an ideal opportunity for first-time buyers, investors or developers seeking a project property in a highly convenient and desirable location.



LOCATION

Entering through the private entrance, you are welcomed into a hallway which leads directly into the spacious sitting room. Featuring high ceilings and a large picture window to the front elevation, the room feels bright, airy and full of character. Leading off the sitting room is a long galley-style kitchen, fitted with a range of eye and base level units, with a door providing direct access out to the communal rear garden.

The apartment further benefits from a well-proportioned double bedroom and a three-piece bathroom suite. Outside, residents can enjoy the communal garden, along with access to a residents' car park available on a first come, first served basis.

While the property would benefit from modernisation throughout, it offers fantastic scope to improve and add value. Combined with its long lease, character features and superb central location, this is an exciting opportunity not to be missed.



KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band -



EPC
Band - D



TBC



General Information -
Subjective comments in
these details imply the



Heating system
TBC



TBC

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