



## 6 St Margaret's House, Church Close

Leamington Spa **CV31 2HJ**

Offers Over £120,000

# 6 St Margaret's House,

## Whitnash

Being offered for sale with the benefit of no onward chain, this purpose built first floor retirement apartment is suitable for those aged 55 years and over and is attractively housed within a small, modern development of similar apartments alongside St Margaret's Church. Offering well presented accommodation throughout, the apartment has undergone a number of notable improvements and energy saving innovations such as increased insulation and individual room controlled infrared underfloor heating throughout. The shower room has been re-fitted with stylish modern fittings including a floor level shower for easy access, whilst in addition to the comfortable lounge/dining room, double bedroom and kitchen there is an attractive communal garden to the rear of the building along with communal car parking spaces positioned immediately alongside. All local facilities within the Whitnash area are easily accessible.

### LOCATION

Whitnash is a well-established and popular residential location to the southern side of Leamington Spa. The area is well catered for with local amenities including local shops, regular bus services with a bus stop being positioned next to the property and easy access to Leamington Spa railway station and the town centre. Additionally there are excellent local road links available to major routes and neighbouring towns and centres. Social facilities also to be found in Whitnash include the neighbouring St Margaret's Church.

### ON THE GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

The communal entrance hall is protected by a telephone entry system and from which stairs lead to a mezzanine level doorway, with access to the rear communal garden as well as stairs ascending to the first floor where the flat is positioned.

#### FIRST FLOOR LEVEL

Access is gained from a windowed landing to the apartment itself and:-

#### ENTRANCE HALLWAY

With wall mounted telephone entry system, controller for the hall's infrared underfloor heating system, access trap to roof space, large fitted wardrobe/storage cupboard and doors radiating to:-

#### LOUNGE / DINING ROOM

4.34m x 3.84m (14'2" x 12'7")

A well-proportioned room with a large window providing a view towards St Margaret's Church. The lounge also features underfloor infrared heating, television and telephone sockets and door giving access to:-

#### KITCHEN

3.33m x 1.75m (10'11" x 5'8")

Fitted with a range of white panelled style units comprising inset single drainer stainless steel sink and mixer tap, roll edged marble effect worktops with tiled splashbacks, base cupboards and drawers below the worktops, several coordinating wall cabinets, Velux double glazed roof light, plumbing for washing machine, space and connection for electric cooker, plinth-level fan heater, underfloor heating and attractive Victorian style vinyl flooring

#### BEDROOM

3.85m x 3.25m (12'7" x 10'7")

A comfortable double bedroom with Velux double glazed roof light and further double glazed window overlooking the communal gardens. Also having underfloor heating with LED control panel and television and telephone points.

#### SHOWER ROOM

1.98m x 1.72m (6'5" x 5'7")

Having been re-fitted with contemporary white fittings comprising wash hand basin over a vanity unit, low level WC, easily maintainable

### Features

Purpose Built Retirement Apartment  
Well Presented Throughout  
Comfortable Living/Dining Room  
One Double Bedroom  
Kitchen  
Re-fitted Shower Room  
Communal Garden & Parking  
No Chain  
Energy Saving Improvements

shower-boarded walls in wood effect panelling, underfloor heating with LED control and large floor level walk-in shower with seating area and hand rail. Complemented by Victorian style vinyl flooring.

### OUTSIDE

#### COMMUNAL GARDENS

There is a generous communal garden and patio area to the rear of St Margaret's House where there is also a communal recycling and bin area.

#### COMMUNAL PARKING

There are a number of communal car parking spaces positioned immediately alongside St Margaret's House. We are advised by the vendor that the Church generously allows parking by prior agreement, other than when busy on Sundays and for weddings and funerals.

#### MAINTENANCE

The maintenance charge for the year 2026/27 is estimated at £2159.90.

#### TENURE

We understand the property is Leasehold for a term of 125 years from 25th March 1990. There is a peppercorn ground rent.

#### DIRECTIONS

Postcode for sat-nav - CV31 2HJ.  
what3words - send.opens.ridge

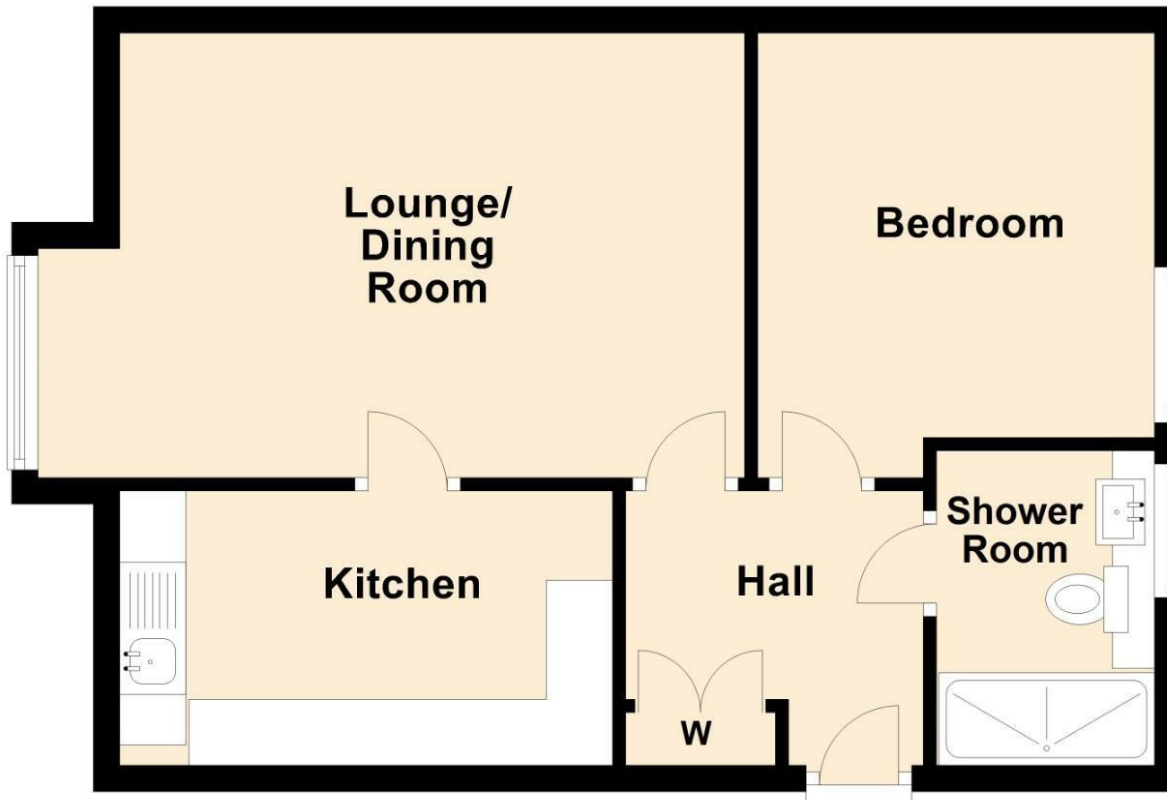




## Floorplan

### FIRST FLOOR

Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 44.6 sq. metres (479.7 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

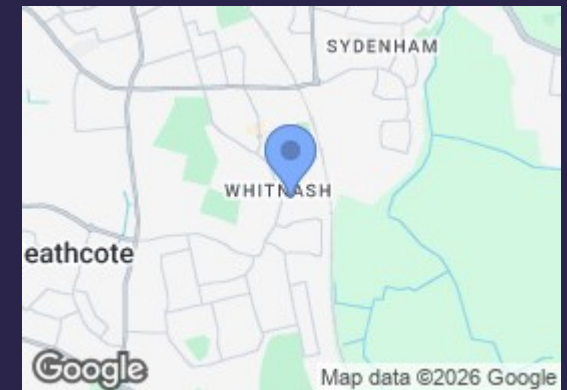
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band B - Warwick District Council



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 76      | 81        |
| EU Directive 2002/91/EC                     |         |           |

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com