



16 Ryland Close

Leamington Spa **CV31 1HU**

Offers Over £145,000

16 Ryland Close

This purpose-built ground floor flat offers two bedroomed accommodation incorporating electric heating and UPVC double glazed windows. Being ideal for the first-time purchaser or possibly as a residential investment property, the flat has undergone numerous improvements in recent years, being presented in good decorative order and having a recently re-fitted bathroom together with a modern kitchen. Externally, the Ryland Close flats stand in lawned communal gardens, there also being nearby communal and on-road parking.

LOCATION

Sydenham lies to the south-east of central Leamington Spa being a predominantly residential location within easy reach of town centre amenities, as well as good local communication links. Within Sydenham itself there are a useful range of day-to-day facilities and amenities including a local primary school, Campion Secondary School, medical centre and a large Asda supermarket on Chesterton Drive. There are also further local amenities available in neighbouring Whitnash. There are good local road links available to neighbouring towns and centres, as well as links to the Midland motorway network, notably the M40, with Leamington Spa railway station also being within easy reach for rail links to London and Birmingham amongst other destinations.

ON THE GROUND FLOOR

Entrance door opening into:-

COMMUNAL ENTRANCE HALLWAY

Off which a private entrance door gives access to the apartment itself and:-

THROUGH ENTRANCE HALL

With electric radiator, wood grain effect flooring, large walk-in storage cupboard and doors to:-

LOUNGE/DINING ROOM

6.50m x 3.20m max / 2.44m min (21'4" x 10'6" max / 8'0" min)

With UPVC double glazed windows to both ends of the room, wall mounted convector heater, further electric radiator and door to:-

KITCHEN

2.87m x 2.16m (9'5" x 7'1")

Being fitted with a range of modern units in a cream finish and comprising base cupboards and drawers with roll edged granite effect worktops and tiled splashbacks, coordinating wall cabinets to two sides, single drainer stainless steel sink unit, space for appliances, electric cooker connection and UPVC double glazed window.

BEDROOM ONE

3.61m x 3.15m (11'10" x 10'4")

With UPVC double glazed window and electric radiator.

BEDROOM TWO

2.13m x 2.41m (7'0" x 7'11")

- plus door recess.

With built-in wardrobe/storage cupboard UPVC double glazed window and electric radiator.

Features

Purpose-Built Ground Floor Flat

Ideal First-Time Buy or Buy-To-Let

Lounge/Dining Room

Modern Kitchen

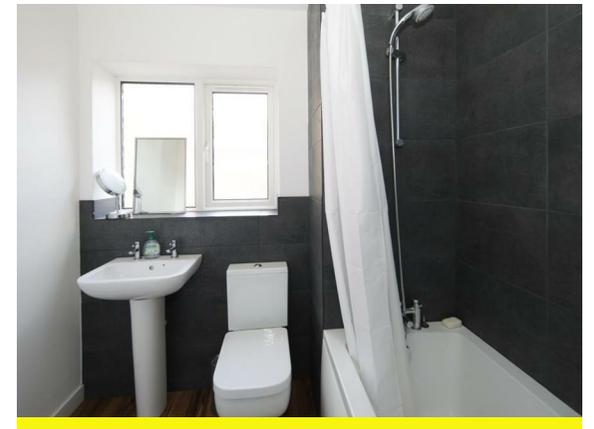
Two Bedrooms

Re-fitted Bathroom

Communal Gardens and Parking

No Chain

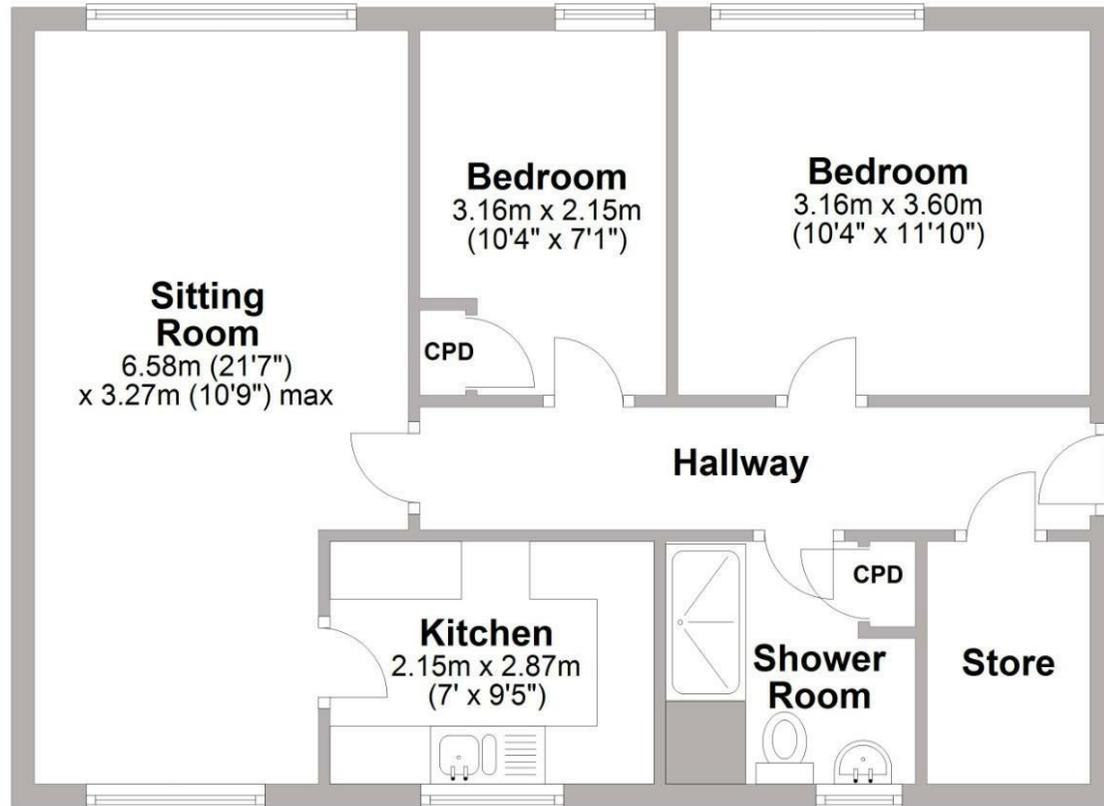




Floorplan

Ground Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



Total area: approx. 60.2 sq. metres (647.5 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	57	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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