



Flat 3, 17 Adelaide Road

Leamington Spa CV31 3PN

Offers Over £145,000

# Flat 3, 17 Adelaide Road

Situated within a highly convenient location to the southern side of Leamington town centre and being within walking distance of all town centre amenities along with Leamington Spa railway station, this second floor apartment is housed within a conversion of an imposing Victorian semi-detached property. Being offered for sale with the benefit of no onward chain, the gas centrally heated accommodation could be ideal for a first time purchaser with the apartment to be sold on the basis of a newly created 125 year lease.

## LOCATION

Adelaide Road links Dale Street with Avenue Road, lying a short distance south of central Leamington Spa and diagonally opposite Leamington Spa Bowling Club. This is an exceptionally convenient location within easy walking distance of Leamington Spa railway station for commuter rail links, as well as being within walking distance of all town centre amenities including Leamington's wide array of shops and independent retailers, parks including Jephson Gardens and the Pump Room Gardens, coffee shops, bars and restaurants. In addition there are good local road links available to neighbouring towns and centres.

## ON THE GROUND FLOOR

### COMMUNAL ENTRANCE HALLWAY

With staircase off ascending to:-

### SECOND FLOOR LEVEL

Where a private entrance door gives access to the flat itself and:-

## ENTRANCE HALLWAY

Forming a 'T' shape. With central heating radiator, built-in cupboard housing the Worcester gas fired boiler, further large built-in storage cupboard and doors to:-

## LOUNGE/DINING ROOM

4.69m max x 3.90m (15'4" max x 12'9")

Forming an 'L' shape.

Having double glazed window to front elevation, central heating radiator and open plan access to:-

## KITCHEN

2.56m x 2.26m (8'4" x 7'4")

Fitted with a range of cream panelled style units and comprising single drainer stainless steel sink unit, roll edged granite effect worktops with tiled splashbacks and base cupboards and drawers below and coordinating wall cabinets

## BEDROOM

3.72m x 2.40m (12'2" x 7'10")

With two double glazed windows and central heating radiator.

## Features

- Second Floor Flat
- Highly Convenient Location
- Lounge/Dining Room
- Open Plan Access to Kitchen
- One Bedroom
- Bathroom
- No Chain
- Gas Central Heating





## Floorplan



### Contact us

01926 888998

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### Visit us

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## General Information

Tenure  
Leasehold

Fixtures &  
Fittings

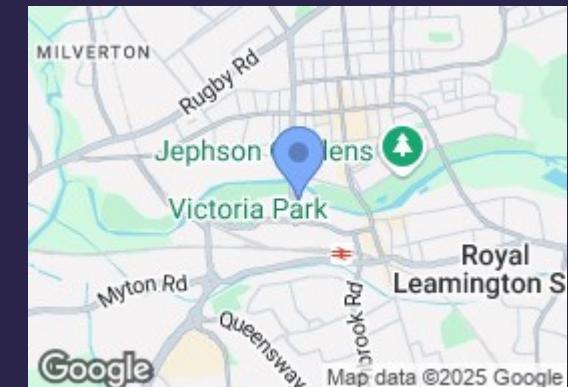
### Services

We understand that mains water, gas, 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.

Specifically excluded unless mentioned in these sales particulars.

### Council Tax

Band A - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC