



23 Packington Place

Leamington Spa **CV31 1EP**

Guide Price £220,000

23 Packington Place

Situated within a highly convenient central location, just a short walk from all Leamington town centre amenities this purpose built first floor apartment offers well presented two bed roomed accommodation with double glazed windows and gas central heating. Notable features include a comfortable size lounge/dining room off which there is through access to the kitchen, whilst the large master bedroom benefits from an en suite shower room. The apartment would be ideal for either owner occupation or alternatively as a buy-to-let investment.

LOCATION

Packington Place is positioned just off High Street, which is situated at the heart of Leamington Spa's Old Town, adjoining a choice of bus routes and local shops. Leamington Spa railway station, with its direct commuter links to London, Birmingham and a wide range of further centres is approximately 250 yards from the property. The Parade, at the heart of Leamington Spa town centre, with its wide range of cafes, restaurants and retail outlets, is approximately 1/3 of a mile away, whilst within ¼ mile there is a wide range of facilities, including the beautiful Jephson Gardens, local shops, take-aways, eating places and hostels.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Having an intercom system which rings directly to the apartment itself and also having the advantage of being able to connect it to your mobile telephone. Stairs ascending to:-

FIRST FLOOR LEVEL

ENTRANCE HALWAY

Having doors to adjacent rooms and a gas central heating radiator.

LOUNGE/DINER

5.19m x 3.15m (17'0" x 10'4")

Having two gas central heating radiators, two double glazed windows and space for lounge furniture. Direct access to:-

KITCHEN

2.76m x 2.02m (9'0" x 6'7")

The kitchen in brief comprises of worktop surfaces, drawers, cupboard space, space for dishwasher and washing machine, sink unit, space for fridge freezer, built-in four ring gas hob and oven unit, Also benefiting from having a Vaillant combination boiler and a double glazed window.

BEDROOM ONE

3.90m x 3.35m (12'9" x 10'11")

Having double glazed window, gas central heating radiator and space for bedroom furniture. door to:-

EN SUITE SHOWER ROOM

Comprising of a low level WC, sink unit, shower cubicle, part tiled walls and gas central heating radiator.

Features

First Floor Apartment

Convenient Central Location

Lounge/Dining Room

Two Bedrooms

Bathroom & En Suite

Double Glazed

Ideal Buy-To-Let Or First Time Purchase

Share Of The Freehold

EPC Rating C

BEDROOM TWO

2.01m x 1.90m (6'7" x 6'2")

Having double glazed window, gas central heating radiator and space for bedroom furniture.

FAMILY BATHROOM

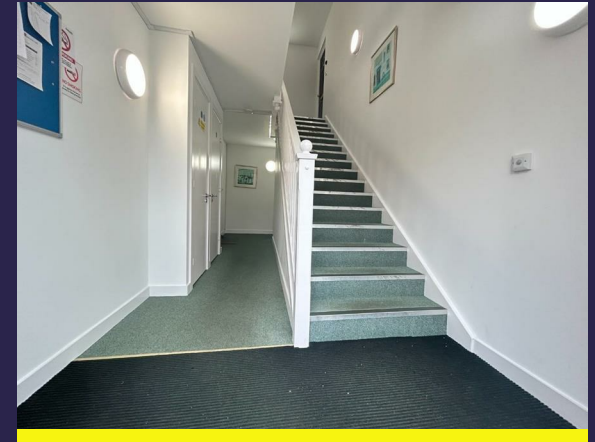
In brief comprising of a bath, low level WC, sink unit, part tiled walls and gas central heating radiator.

TENURE

The property is leasehold for a term of 150 years from August 2001. There is a service charge payable of £621.00 every six months. We have not seen any evidence of this and this will need to be checked by the buyers solicitors when a sale is commencing. We hold no liability over this information.

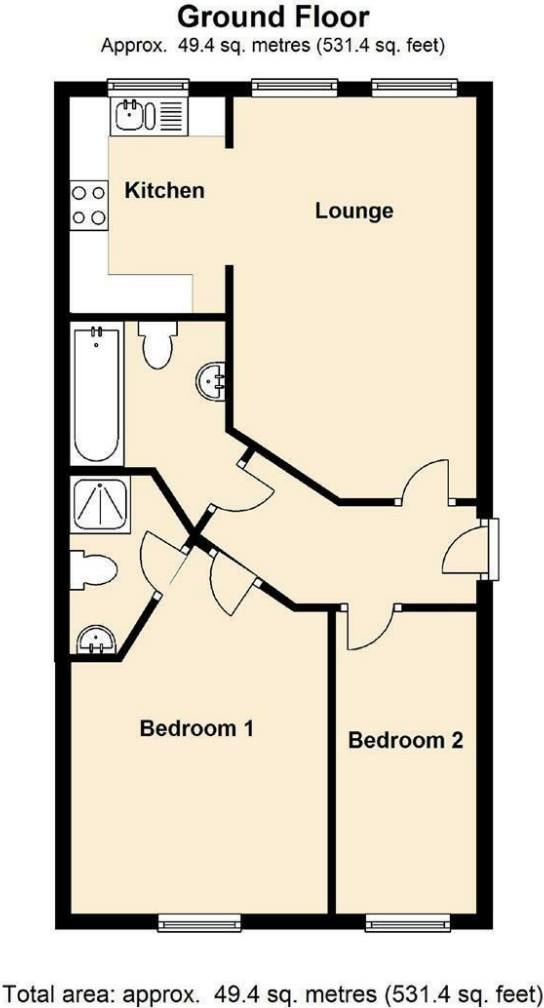
Loft

This apartment has the advantage of loft access which is part boarded and having a pull down ladder for access. This is great for storage.





Floorplan



General Information

Tenure

Leasehold - Share of Freehold

Services

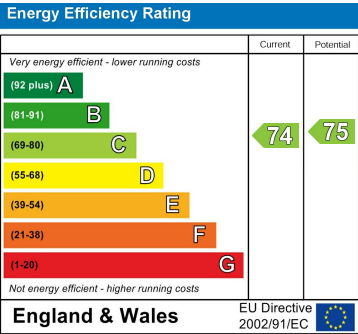
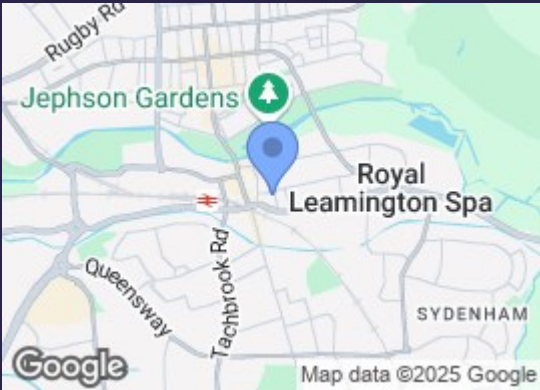
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



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