



8 Grove Place

Leamington Spa **CV31 2DB**

Offers Over £180,000

8 Grove Place

An excellent opportunity to acquire a spacious and well positioned duplex apartment on the fringe of the town centre and within strolling distance to the train station. This apartment, in need of updating, would offer both an excellent rental for an investor or indeed a first home. Set on the the second and third floor of this period building, it is conveniently positioned to take advantage of all the amenities on your door step. The apartment is in need of updating however offers an abundance of space over the three split levels. The lower level has an entrance hallway with storage cupboards, stairs rising to the upper levels and doors leading into a dining kitchen and a well proportioned living room. The split level boasts home to the family bathroom with modern white suite and the upper level has a landing access to a loft space and two large double bedrooms, both with storage cupboards. The apartment will be sold with a long lease and with no onward chain.

LOCATION

The property is positioned close to the heart of the Old Town of Leamington Spa, just south of the Grand Union Canal. On the opposite side of Brunswick Street there is a choice of local shops, a local supermarket and a cash point, whilst there is ample on-street parking. The Parade, at the heart of Leamington town centre, is approximately ½ mile away, this offers a wide range of cafes, restaurants and retail outlets. The property is also well positioned for excellent communication links, there is a bus stop situated on Brunswick Street in front of the property, whilst Leamington Spa railway station with its direct commuter links to London, Birmingham and a wide range of further centres, is approximately ½ mile away.

Communal Entrance

The communal entrance, located to the rear of the, offers secure fob entry and telephone system to the apartments in the building. There is communal parking available and a small communal

garden space. Stairs lead up to the upper levels and the entrance to the apartment is on the second floor.

Private Entrance Hallway

2.33m x 2.10m (7'7" x 6'10")
The entrance offers plenty of storage space and stairs rising to the upper levels. There is the intercom system to the main front door and doors leading off to:-

Dining Kitchen

3.60m x 2.96m (11'9" x 9'8")
This is a good sized dining kitchen with tall ceilings and character arch recess. A large single glazed sash window with secondary internal glazing overlooks the rear of the property and there are a range of wall and base units on offer with inset stainless sink.

Living Reception

5.25m x 4.56m (17'2" x 14'11")
A great sized and well proportioned living room located to the front of the property with tall ceilings, two single glazed sash windows with secondary glazing.

Bathroom

2.15m x 2.03m (7'0" x 6'7")
Set on this mid level the bathroom offers vinyl flooring, a white suite including bath, wash hand basin and low level flush WC. A single glazed sash window offers light to the room.

Landing

With access to the loft and doors leading off to:-

Bedroom One

4.56m x 4.11m (14'11" x 13'5")
A large and airy double bedroom with great proportions, continued tall ceilings, two large single glazed sash windows and secondary glazing. There is a large storage cupboard on offer.

Bedroom Two

3.98m x 3.60m (13'0" x 11'9")
A second good sized double bedroom located to the rear with two storage cupboards; one with emersion tank. The tall ceilings continue and there is a single glazed sash window.

Features

Second Floor Apartment
Town Centre Location
Duplex Covering Two Floors
Excellent Potential
No Onward Chain
Two Double Bedrooms
Large Reception Room
Dining Kitchen



EXTERNAL

There is parking available in the communal car park.

GENERAL INFORMATION

Maintenance

The current service charge is £1,358.10 per annum . The ground rent is £150 per annum. At the time of printing these particulars the agents have not had sight of the Lease or Management documentation and prospective purchasers should verify this information via Solicitors' normal enquiries.

Tenure / Lease

We understand the property is of Leasehold tenure with a 125 year lease from the point of sale.

Directions

Postcode for sat-nav CV31 2DB.



Floorplan



General Information

Tenure

Leasehold

Fixtures & Fittings

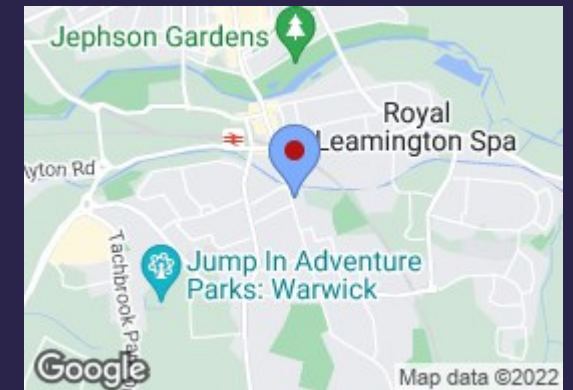
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services are connected to the property with the exception of gas. 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 C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

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

wiglesworth.com