



**Flat 1, Haddon House, 96 Radford Road**

Leamington Spa CV31 1LE

Guide Price £195,000

# Flat 1, Haddon House, 96 Radford Road

A well presented ground floor versatile one bedroom apartment located on Radford Road, Royal Leamington spa. In brief the property comprises; communal entrance, entrance hallway which leads directly into the open plan lounge / kitchen area, master bedroom, bathroom and the versatile basement area that can be used as an office/study or a dressing area.

The property also benefits from off-road parking to the rear, a large garage, double glazing, gas central heating and a secure communal entrance. The property is being sold with no onward chain.

Internal viewing is highly recommended in order to appreciate the size, location and condition of the property on offer.

## LOCATION

Situated on the Radford Road that connects nearby Radford Semele with Leamington Spa, the apartment is perfectly suited to provide a more serene pace of life, while still an easy walk to the nearby amenities, parks and shops of Leamington Spa, (1.1 miles). This is an exceptional location for access to the town centre with Jephson Gardens, Leamington Spa railway station and all town centre amenities being within easy walking distance. Amongst these facilities are local shops and independent retailers, popular restaurants, bars and artisan coffee shops. Additionally, there are excellent local road links out of the town to neighbouring towns and centres including links to the Midland motorway network, with Leamington Spa railway station providing regular commuter rail links to London and Birmingham amongst other destinations.

## OPEN PLAN LIVING ACCOMMODATION / KITCHEN

5.26m x 4.58m (17'3" x 15'0")

As you enter the apartment you step into the open plan living accommodation. This area has a lounge area with spotlights, space for lounge furniture and a door leading out to the rear garden. The kitchen

area is fitted with wall and base units with complementary work surfaces over and tiling to the splashback areas and incorporating a ceramic sink. Also having integrated appliances such as an electric oven and electric hob, dishwasher, fridge / freezer and a double glazed window to side elevation.

## MASTER BEDROOM

4.58m x 2.96m (15'0" x 9'8")

The master bedroom has a radiator, double glazed windows to the front elevation, spotlights and space for bedroom furniture.

## FAMILY BATHROOM

2.36m x 1.73m (7'8" x 5'8")

Having a low level W/C, sink unit, bath and spotlights. The bathroom also has a cupboard which houses the washing machine and having storage.

## BASEMENT

6.01m x 4.51m (19'8" x 14'9")

This area has three parts and could easily be used as an office / play room and gym. This area would also be ideal for storage.

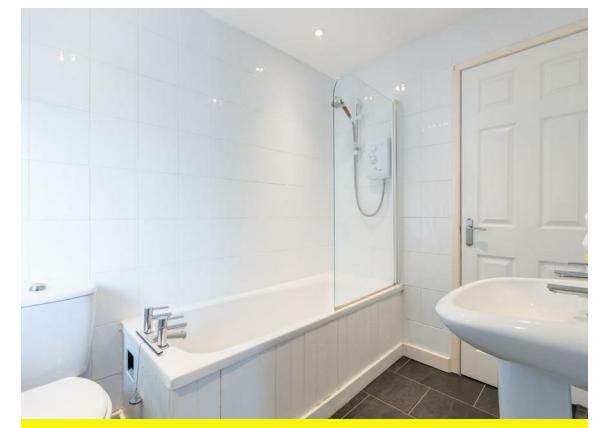
## COMMUNAL GARDEN

Communal rear garden mainly laid to lawn, off-road parking, patio area ,borders containing various shrubs and plants

## Features

Ground Floor Apartment  
Off Road Parking  
Double Glazing  
Rear Garden  
Large Garage  
Open Plan Living Accommodation  
147 Years Remaining On The Lease - Share Of The Freehold  
No Onward Chain





## Floorplan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

Tenure  
Leasehold

Fixtures &  
Fittings

Specifically excluded  
unless mentioned in these  
sales particulars.

## 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.

**Council Tax**  
Band A - Warwick  
District Council



## Contact us

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## Visit us

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### Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 77                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 63                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |