

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Lucas Court  
Leamington Spa, CV32 5JL

Offers In Excess Of £119,000



# Lucas Court

## Leamington Spa, CV32 5JL

**\*\*UNDER OFFER - 75% OWNERSHIP WITH NO FURTHER RENT TO PAY\*\*** A spacious and incredibly well presented 1 double bedroom, first floor apartment, situated within this prestigious development within easy reach of the Town Centre and its fantastic amenities. The property benefits from one allocated parking space with additional guest parking available and has internal accommodation briefly comprising large entrance hallway with two large built in storage cupboards, open plan kitchen/living and dining room. A well-proportioned double bedroom benefitting from double fronted built in storage wardrobe and a modern, white family bathroom with shower over bath.

**TENURE** We are informed the property is Leasehold with 105 years remaining. The monthly service charge is £139 with an annual ground rent of £ 125.00. We are also informed there is no rent payable on the remaining 25% share although we have not seen evidence. Purchasers should check this before proceeding.

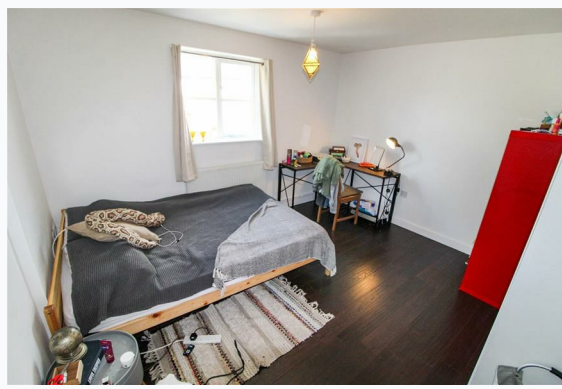
**LEAMINGTON SPA** is a thriving Spa town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands as well as the M40 motorway and surrounding train stations providing good access to London. Stratford-Upon-Avon and the Cotswolds are close to hand.

**SERVICES** We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

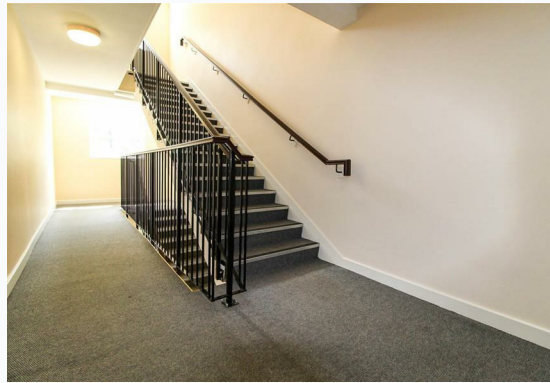
We highly recommend viewing the property so please call us today.

If you're looking to sell your property please contact us here for a **FREE Market Appraisal** <https://valuation.loveitts.co.uk/home/835-loveitts>

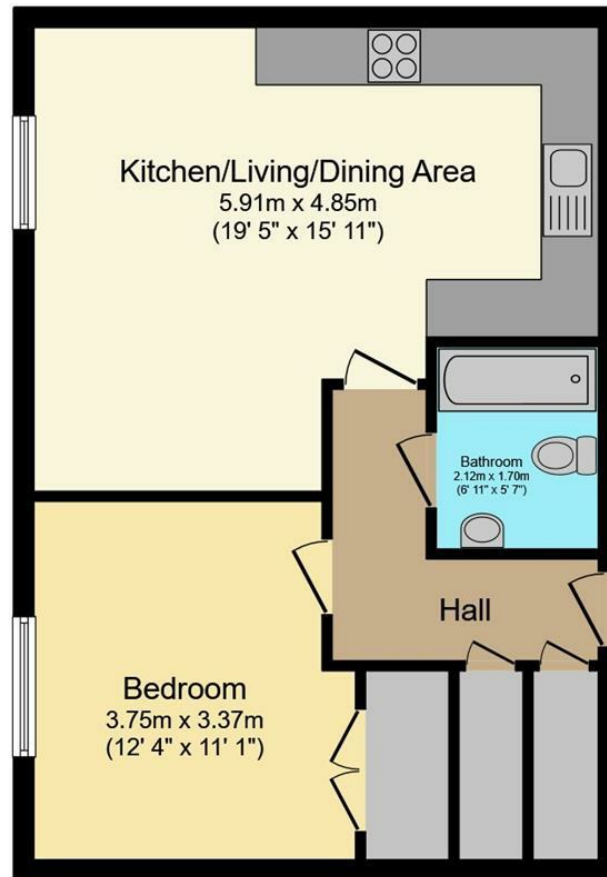




- 75% OWNERSHIP With No Rent Payable On The Remaining 25%
- First Floor
- Double Bedroom
- Open Plan Kitchen / Living / Diner
- Allocated Parking & Additional Guest Parking On Site
- No Onward Chain
- EPC Rating C
- Great Location
- 105 Years On The Lease
- Close To Shops



## Floor Plan

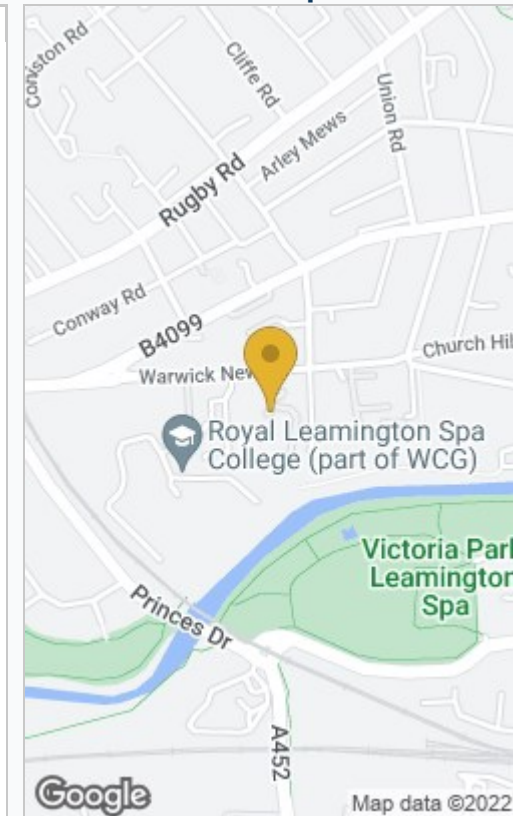


## Floor Plan

Total floor area 51.4 sq.m. (553 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



### Energy Efficiency Rating

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm or its employees has the authority to make or give any representation or warranty in respect of the property.



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