



7 Squirhill Place Russell Terrace, Leamington Spa, CV31 1FU  
Guide Price £300,000

charlesrose.

This beautifully presented and extremely spacious top floor apartment is located on the prestigious and conveniently positioned Russell Terrace within this popular development. Set back from the road within grounds you will find Squirhill Place giving easy access to the town centre and train station by foot. The large reception room offers a bright and airy space to entertain together with an immaculate modern fitted kitchen, two great sized double bedrooms and two bathrooms. You are not short of storage throughout and there is even a utility cupboard with plumbing. This is truly the perfect turn key property for any prospective buyers.

#### LOCATION

Russell Terrace lies a short distance south of central Leamington Spa being within easy walking distance of Leamington's wide array of facilities and amenities including parks, notably Jephson Gardens, all the shops and independent retailers, a vast array of restaurants and artisan coffee shops. There are good local road links available out of the town including the M40 and A46 junctions close by and also easy access to neighbouring towns and centres including Warwick with Leamington Spa railway station also being within walking distance and providing regular commuter rail links to many destinations including London and Birmingham.

#### COMMUNAL AREAS

Upon arrival to Squirhill Place you are greeted with the main front door to the apartment block where you find intercoms linked to all apartments. The communal areas

are well maintained with stairs rising to the upper levels together with a lift available. The apartment itself, number 7 is located on the top floor of the building.

#### THE APARTMENT

Once entered you are greeted with a spacious entrance hallway with neutral bright decor, plenty of storage cupboards and a utility cupboard with plumbing. The modern and well equipped kitchen is finished in grey cabinetry with an array of integrated appliances. You are then drawn into the impressive reception room; bright dual aspect unique windows flooding light within. The sheer space on offer is amazing and the contemporary finish simply compliments this. There are two well proportioned double bedrooms on offer with the principal having an ensuite bathroom. There is also a recently remodelled and refitted bathroom on offer leading off the hallway.

#### TENURE / MAINTENANCE COSTS

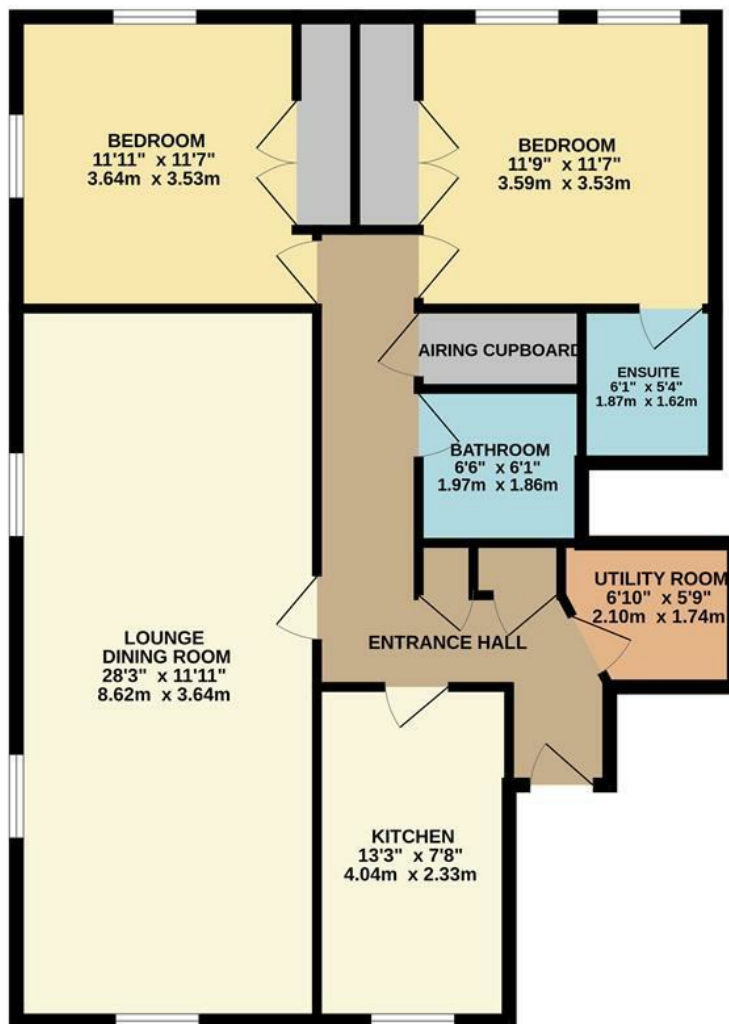
The property will be with a leasehold 174 years remaining. At current there is no ground rent chargeable and the maintenance service charges equate to £1,733 per annum. Please note we have not seen sight of this information and solicitors will of course be checking all the lease and maintenance charges stated.

#### OUTSIDE

To the front and side of the development there are communal gardens that have been finished with plants and shrubs of which are all well maintained and well kept. Parking is available for residents and visitors and the apartment does benefit with having its own allocated parking bay. However there is further parking also available upon Russell Terrace itself.



GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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