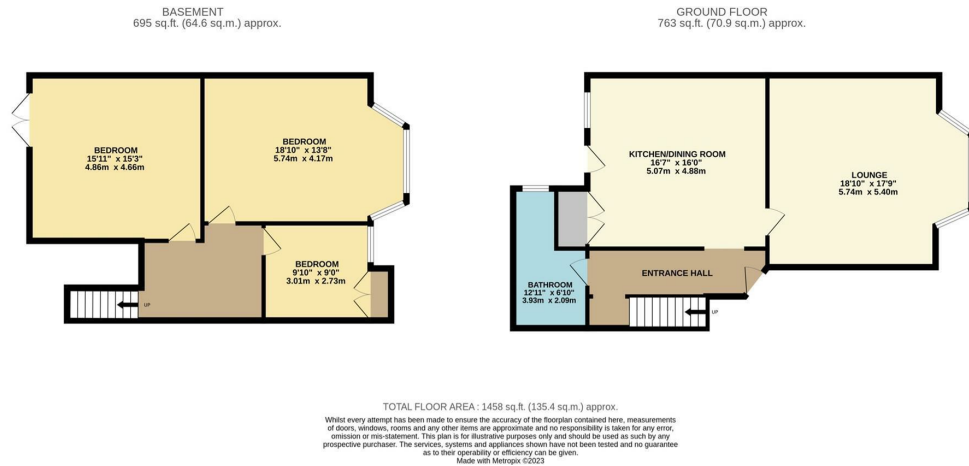


Flat A 30 Heath Terrace, Leamington  
Offers Over £400,000

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A stylishly presented three bedroom Victorian apartment, located in the highly sought after area of North Leamington. The accommodation comprises entrance hall, lounge, kitchen dining room, bathroom and three bedrooms.

Heath Terrace is situated in Milverton, half a mile west from the Parade at the heart of Leamington Spa town centre. The town centre offers a unique blend of café culture, public houses, restaurants, parks and independent retailers, whilst closer by, for convenience, there is a row of local shops, a local supermarket and petrol station. The property is also conveniently positioned for access to Warwick, being less than 2 miles to the town centre and to the A46 which is just 2.5 miles away. Leamington Spa railway station is also less than 1.5 miles away, providing regular commuter rail links to London Marylebone, Birmingham and a wide range of further centres.

The property benefits from both a front and rear garden, along with an allocated parking space to the rear of the building.

Additional features include a recently extended lease of 168 years and a fully tanked basement, completed in 2018 with a Type A waterproofing system.

Annual Service Charge is £1200

The apartment is sold with no onward chain.

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