



Flat 3, 51 Rugby Road, Leamington Spa, Warwickshire CV32 7HY

Offers Over £190,000

charlesrose.

A fantastic ground floor one bedroom apartment within a charming period building located on the sought after and conveniently positioned Rugby Road on the fringes of Cubbington. Having undergone full decoration with newly painted surfaces and new carpets throughout the property is being sold with no onward chain, a long lease and its own private courtyard garden listing just a few of the benefits on offer. Having a large reception room with tall ceilings, a great sized double bedroom and modern kitchen and bathroom, it really is the perfect turnkey property. On top of the fore mentioned courtyard the property also has it's own private driveway.

### LOCATION

The apartment is located on the sought after Rugby Road on the fringe of the popular village of Cubbington. Being only two miles north-east of central Leamington Spa having a useful range of local amenities including a village primary school, delightful old church, village shops and a popular public house. Facilities in the centre of Leamington Spa are easily accessible, as are amenities closely across the road including a Sainsbury's, large Shell garage, hairdressers to mention a few. There is also good local road access available to neighbouring towns and centres, along with links to numerous major routes including the Midland motorway network.

### APARTMENT INTERNAL

Following the recent transformations, the apartment is now presented to a lovely standard throughout. Being within a period conversion there are tall ceiling heights adding to the fabulous space on offer. All the walls have been painted neutrally creating the perfect blank canvas for prospective buyers. The entrance gives way to a well proportioned, bright and airy reception

room to the front, a great sized double bedroom with views over the courtyard and also both the modern kitchen and bathroom. The kitchen itself overs an array of storage and has integrated washing machine, fridge, oven and hob and the bathroom a simple white suite.

### OUTSIDE

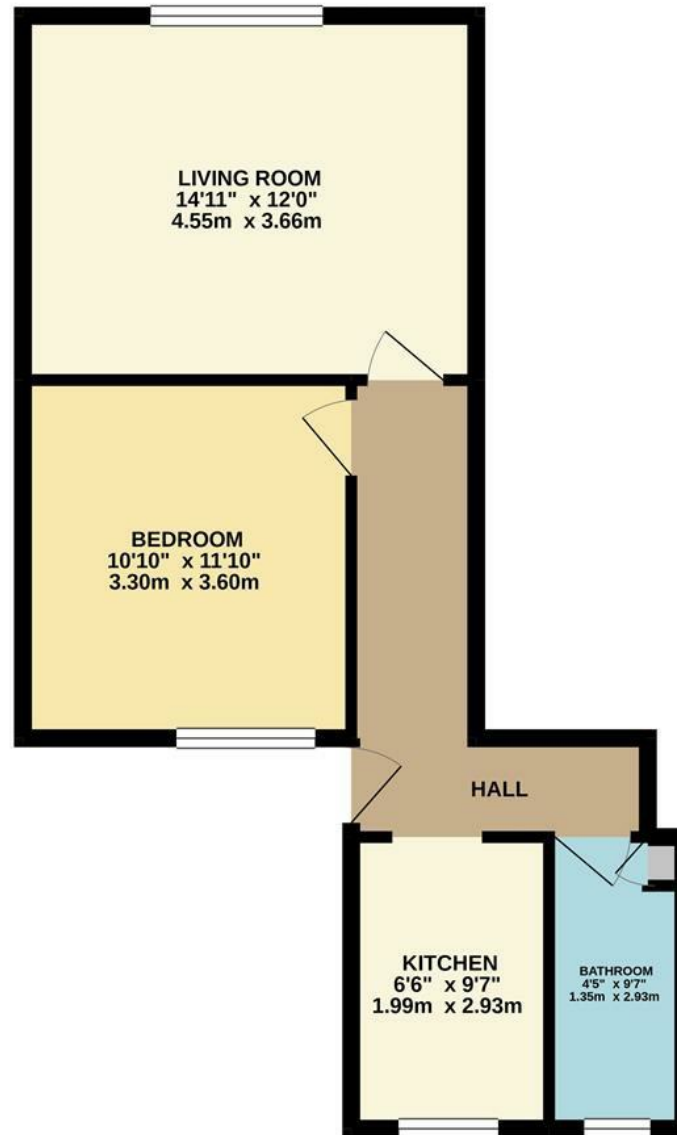
Such a huge advantage with this property is its own private sun trap of a courtyard to the rear of which is fully enclosed with the rear gate taking you out onto the driveway to the rear.

### TENURE / MAINTENANCE

The property is sold with a 1/3 rd share of the freehold. The original lease length commenced in 2011 on a 999 years lease. There are 985 years remaining and an annual service charge of £816 of which includes buildings insurance and ground rents.



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   | 44      | 77        |
| 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  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



