



7 Frances Havergal Close, Leamington Spa, CV31 3BU  
Guide Price £165,000

charlesrose.

This beautifully presented ground floor apartment is set within this well sought after development just a stones throw from the town centre of Leamington Spa and within strolling distance to the train station. Sold with no onward chain involved and located within this development boasting allocated parking and secure entry system together with well maintained communal grounds and areas. Upon entry into the apartment, the welcoming entrance with large storage cupboard housing the newly fitted boiler. The entrance hallway leads you to the main reception of which benefits with having a dual aspect. In turn there is a well equipped kitchen, a good sized double bedroom and modern fitted bathroom suite. As mentioned the development offers allocated parking to the front.

## LOCATION

Frances Havergal Close is located off Ranelagh Terrace of which is only a stepping stone from both the town centre and train station. There are an abundance of local amenities nearby including supermarkets, boutique stores, hairdressers and gastro pub. Further amenities are located in the town centre as too are the local parks. Frances Havergal Close is a well maintained development of apartments and houses offering safe parking.

## COMMUNAL ENTRANCE / HALLWAY

There is a secure entry system at the main communal door for peace of mind and security. Once entering into the communal areas it is clear that is well maintained and kept well. The door to the apartment is located on the ground floor.

## Entrance Hallway

9'8" x 6'1" (2.96m x 1.87m)

This welcoming entrance offers plenty of storage within the large cupboard that houses the newly fitted boiler. The flooring is laid with a timber laminate of which runs seamlessly through to the main reception room. The intercom system to the main communal entrance is also positioned within the hallway offering secure entry and doors lead off to all rooms within the apartment.

## Living / Dining Room

14'6" x 11'1" (4.43m x 3.39m)

This well proportioned reception room offers a relaxing space to both seat and to dine and

more importantly entertain and has an abundance of natural light with the dual aspect on offer due to the corner position of the apartment. The flooring continues through from the entrance hallway as too does the neutral decor. A door leads you into the breakfast kitchen.

## Breakfast Kitchen

11'8" x 6'1" (3.56m x 1.87m)

This well equipped breakfast kitchen offers an abundance of storage within the wall and base units on offer. Complementary work surfaces have an inset sink and tiled splash backs and the units offer integrated oven, hob and extractor, dishwasher and spaces are available for a stand up fridge / freezer and washing machine. A window gives natural light and views out to the side aspect.

## Bedroom

11'0" x 9'8" (3.36m x 2.97m)

This double bedroom has been fitted with a range of storage on offer and the laminate flooring continues through from the entrance hallway. Once again it has been decorated to a lovely standard of which is mirrored throughout the apartment.

## Bathroom

6'8" x 5'8" (2.04m x 1.75m)

This immaculately presented modern fitted bathroom suite offers a real boutique feel with being entirely tiled throughout. There is a large walk in shower with glazed doors and a modern white suite including a wash hand basin and wc.

## OUTSIDE

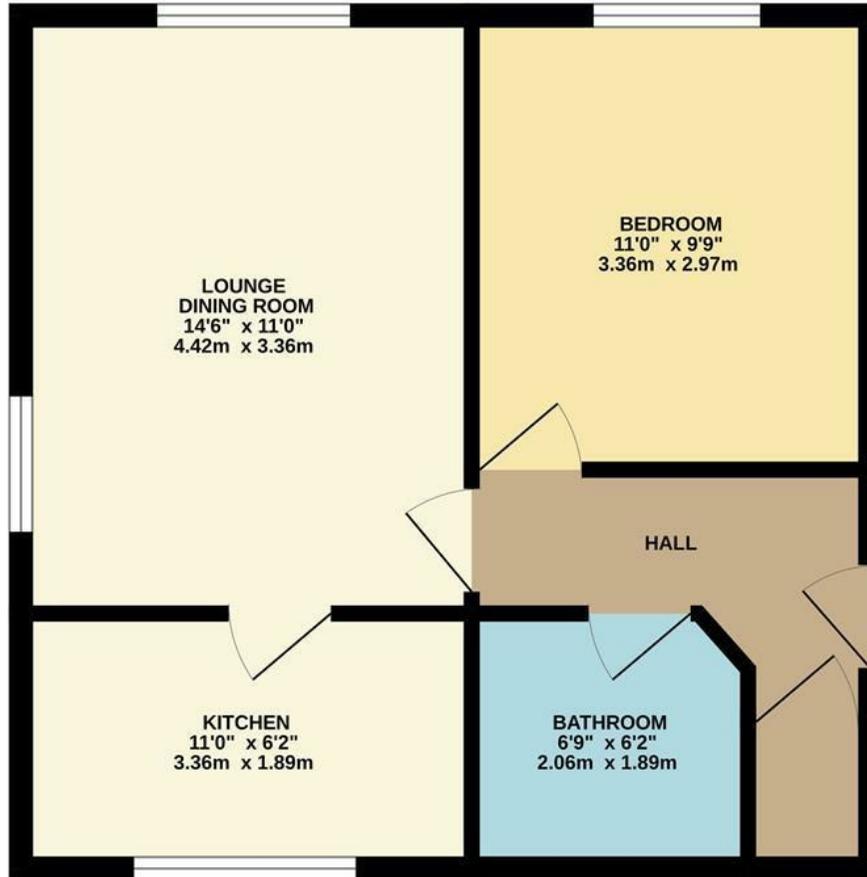
There is allocated parking for the apartment and also lots of communal grounds surrounding the apartment.

## TENURE

The property is Leasehold. Originally the lease commence with a 125 years lease of which 100 years approximately remain. There is an ground rent charge of £150 and an annual service charge of £1,110.96 of which includes the buildings insurance.



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq.ft. (39.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(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		
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) <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>		
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EU Directive 2002/91/EC		

