



Flat 5, 9 Church Street, Leamington Spa, Warwickshire, CV31 1ER

Asking Price £145,000

- Third Floor One Bedroom Apartment
- Gas Central Heating With Condensing Boiler
- Double Glazed Throughout
- Generating An Annual Income Of £9,300
- Situated in Leamington Spa Conservation Area
- Perfect Buy To Let Opportunity
- EPC Rating D - 56
- Open Plan Lounge And Kitchen With Appliances
- Leamington Spa Town Centre Location
- Warwick District Council Tax Band A

9 Church Street, Leamington Spa CV31 1ER

Located in the heart of Leamington Spa's sought-after Conservation Area, this third floor one-bedroom apartment offers an excellent investment opportunity. Set within an elegant Georgian townhouse conversion, the property is perfect for vibrant town centre living.

Currently let and generating an attractive annual income of £9,300, this is an ideal turnkey buy-to-let investment. The property is tenanted and provides immediate returns for a new owner.

Situated on Church Street, tenants benefit from being just a short stroll from Leamington's renowned shops, cafés, restaurants, and beautiful parks. Excellent transport links and the town's train station are also within easy reach, further enhancing its appeal.

The accommodation briefly comprises a communal entrance hall, a well-proportioned living space with an open plan fitted kitchen and a bright double bedroom.

Early viewing is highly recommended to secure this fantastic investment in one of Leamington Spa's most desirable locations.



Council Tax Band: A



Communal Hallway

Entered through a security intercom and having stairs to the third floor entrance into the apartment.

Bedroom

Double glazed dormer window to the rear with a radiator beneath..

Lounge

Having a velux window to the fore with a radiator beneath and eaves storage space. The lounge opens into the kitchen area.

Kitchen

Fitted with a range of beech fronted units to wall and base. There is a stainless steel sink unit set into the counter top and having a double glazed window to the rear. Tiled splashbacks and a wall mounted condensing boiler. Appliances included within the sale are a washing machine, electric oven and fridge freezer.

Shower Room

Having a white suite that comprises a shower cubicle with a electric shower, pedestal wash hand basin and a close coupled wc. Velux window, radiator and tiling to splashbacks.

Tenure

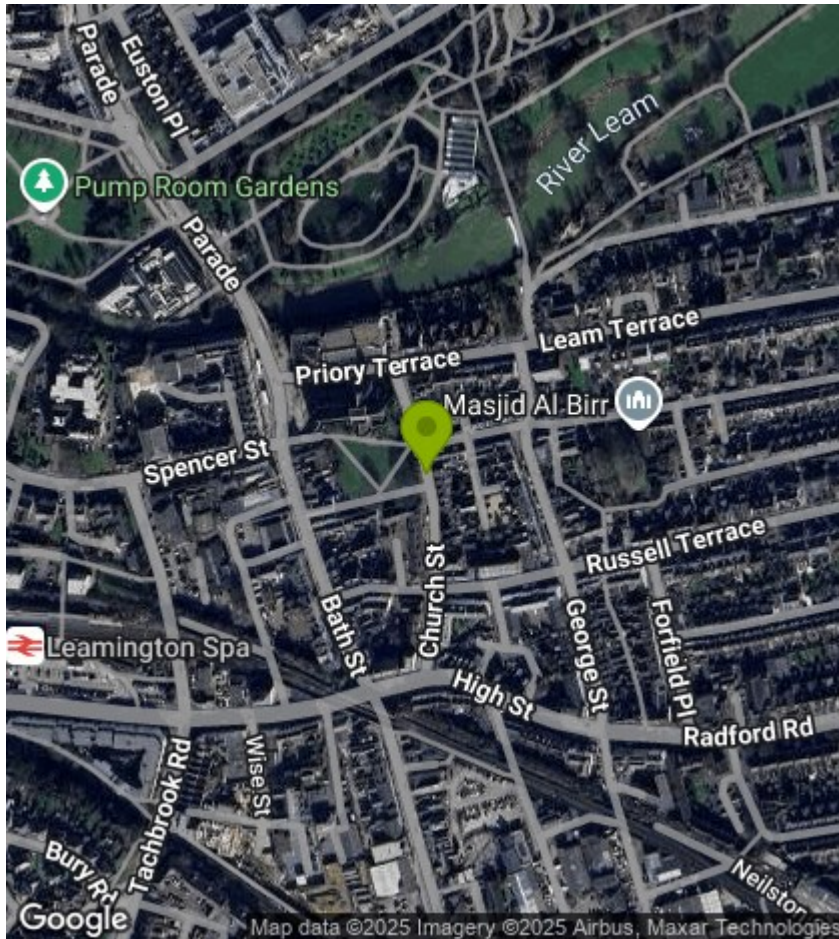
The property is leasehold.

The lease is 120 years from 1st January 2013 leaving an unexpired term of 108 years.

The annual ground rent is £200 and the maintenance charge is £2,300 per annum.

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 43.2 sq. metres (464.8 sq. feet)

