BOOTHROYD
& Company

Church Street, Leamington Spa

£100,000

- Fantastic Buy To Let Opportunity With Over 7% Yield
- Gas Central Heating With Condensing Boiler
- Double Glazed Throughout
- No Onward Chain
- Situated in Central Leamington Spa Conservation Area
- Third Floor One Bedroom Apartment
- EPC Rating D - 56
- Open Plan Lounge And Kitchen With Appliances
- One Double Bedroom
- Warwick District Council Tax Band A

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

sales@boothroyd.co.uk
www.boothroyd.co.uk

Church Street, Leamington Spa, CV31 1ER

An excellent opportunity for a buy-to-let purchaser to acquire a ready-to-let one-bedroom apartment in the heart of Leamington Spa, within the town's highly regarded Conservation Area. Offered with no onward chain, the property is available for immediate consideration and has the necessary safety certificates already in place.

The apartment is anticipated to achieve rental income of approximately £800 per calendar month (£9,600 per annum). With an annual building management charge of approximately £2,300, this equates to around £7,300 per annum net of the management charge, before mortgage, taxation and other landlord costs.

Set within a converted Georgian townhouse, the apartment combines period character with practical modern accommodation, comprising a light-filled living area with fitted kitchen and a spacious double bedroom.

Its central location places shops, cafés, restaurants and parks within easy walking distance, while Leamington Spa railway station and excellent transport links are also close by — supporting the property's appeal to the rental market.

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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.

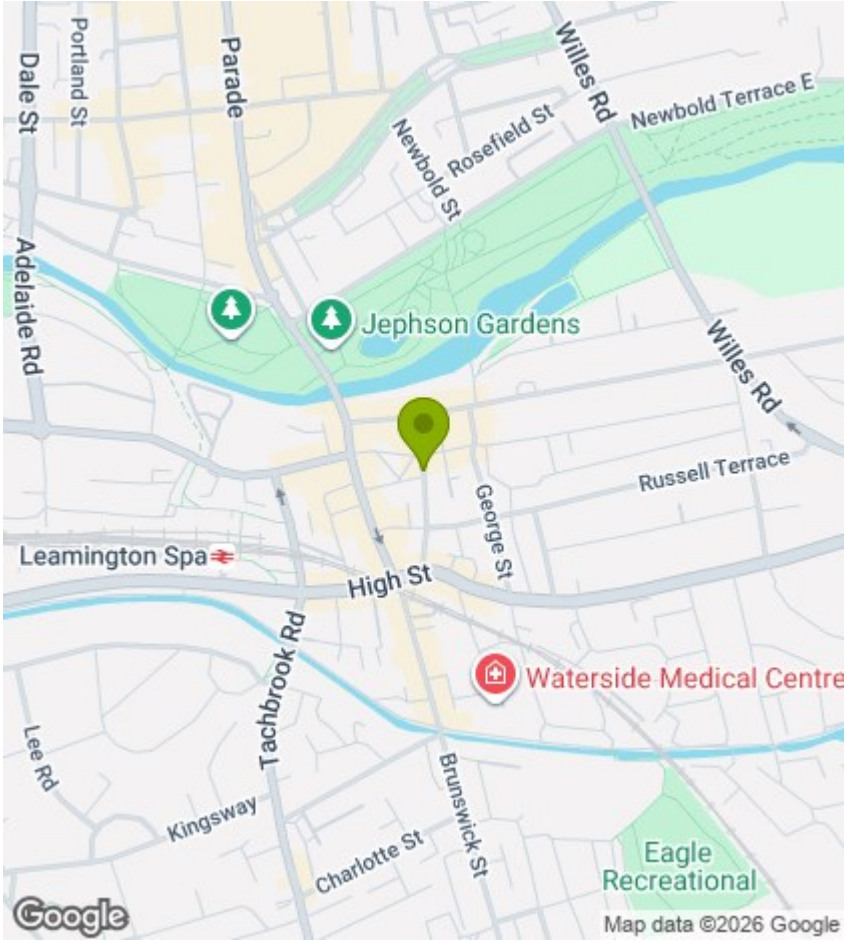
Lounge
Having a velux window to the fore with a radiator beneath and eaves storage space. The lounge opens into the kitchen area.

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.

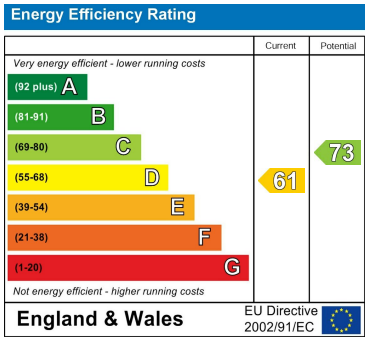


Viewings

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

EPC Rating:

D



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

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