





Crabb Curtis

24 Gloucester Street, Leamington Spa | CV31 1EE

Asking Price: £175,000





24 Gloucester Street, Leamington Spa

A beautifully presented and spacious ground floor maisonette presented to a fantastic standard throughout. The property is situated in the heart of Leamington town centre lying opposite the stunning All Saints Church and allowing easy access to outstanding amenities and train station. With interior accommodation comprising large L shaped entrance hall benefitting from 2 large storage cupboards, a generous reception room offering ample space for living and dining furniture, a contemporary styled fitted kitchen, large double bedroom and refitted bathroom. NO FORWARD CHAIN.

Approach

Accessed via a solid wood and smoked glass front door.

Hall

This generous L-shaped entrance hallway offers fantastic storage with two large cupboards and doors leading off to living/dining room, bedroom and bathroom.

Living Room

This well proportioned reception room offers ample space for both living and dining furniture and benefits from wonderful natural light via the two double glazed sash style windows. In addition this lovely space is complimented by built in book shelving, a desk and a centrally mounted feature fireplace, with a large opening to the modern fitted kitchen.

Kitchen

This modern fitted kitchen offers a range of contemporary styled midnight blue wall and base mounted units with contrasting granite effect worksurfaces over, having modern metro style tiling to all splash backs, and a range of integrated appliances include a fan oven, electric hob with overhead extractor, washing machine and under counter fridge. The picture is completed by dual aspect double glazed windows to the front and side elevation offering natural light and ventilation.

Bedroom

The large double bedroom offers fantastic space and light and benefits from a large built in storage wardrobe offering exceptional space with a hidden storage area behind providing the ideal spot for suitcases or Christmas decorations.

Bathroom

A beautifully appointed and modern bathroom suite comprising oversized P shaped bath with shower over and fixed glass screen, a vanity unit mounted wash hand basin with undercounter storage and an enclosed cistern low level W.C.

Agents Notes

The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax

The vendor has informed us that the property is located within Warwick District Council and is Band B.

Tenure

The vendor informs Crabb Curtis that the property is leasehold and benefits from a 103 years remaining on the lease. We have been informed that the ground rent for the property is £324.41 pa. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures and Fittings

Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services

Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

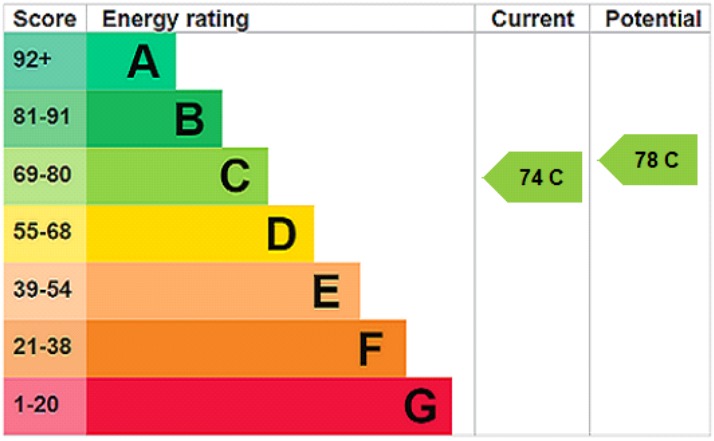
Referral Fees

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you, but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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