





Crabb Curtis

69 Frances Havergal Close
Leamington Spa | CV31 3BU

Offers Over: £170,000





69 Frances Havergal Close comprises
The flat is located on the second floor of the building and is approached via a communal entrance hall with private main entrance door opening to:

Entrance Hall
Ceiling light point, electric heater, door opening to cupboard housing hot water tank, loft hatch access, and further doors to:

Living / Dining Room
Window to rear aspect, two ceiling light points, wall mounted electric heater, door to storage cupboard and further door to:

Kitchen
Window to the rear aspect, ceiling light point, partially tiled walls, and a fitted kitchen comprising wall, drawer and base units with work surfaces over; inset sink with mixer tap and drainer; inset electric oven with electric hob and cooker hood over; under-counter space and plumbing for a washing machine and dishwasher; and space for a freestanding fridge/freezer.

Bedroom One
Window to side aspect, ceiling light point, range of built-in wardrobes and wall-mounted electric heater.

Bedroom Two
Window to front aspect, ceiling light point and wall-mounted electric heater.

Bathroom
Ceiling light point, partially tiled walls, vinyl flooring and a suite comprising: panelled bath with shower over and glass screen over, low-level flush w.c. and pedestal wash handbasin.

Lease
Years remaining: 188 years

Service Charge: £503.42 per quarter

Ground Rent: Peppercorn

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

Agent Note
1. An allocated parking space is included in the sale of the property. The parking space is numbered X in the Lease.

The vendor has 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 and would advise any potential buyer obtain verification from their solicitor.

Council Tax

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

Tenure

The vendor informs Crabb Curtis that the property is leasehold. 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.

Services

Crabb Curtis understands from the vendor that all mains drains, 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.

Fixtures & Fittings

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

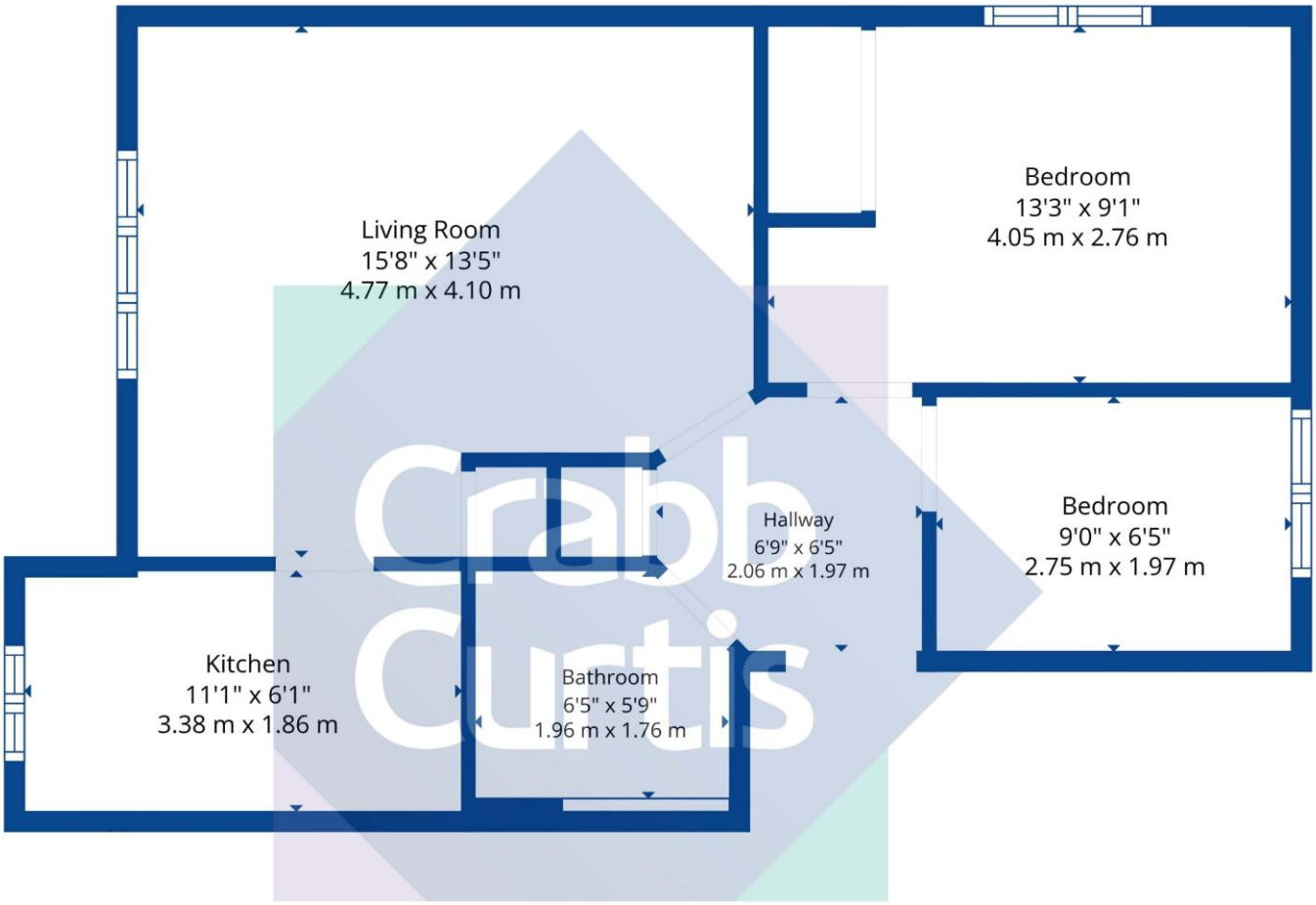
General Information

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any form intent to purchase.

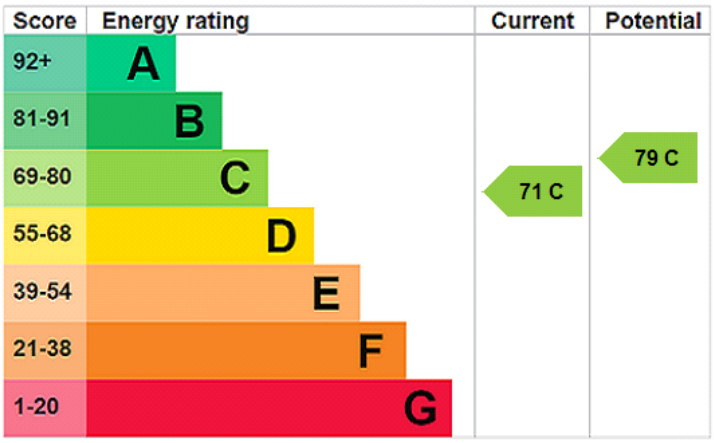






Total: 541 sq. Ft, 50 m2
Ground Floor: 541 sq. Ft, 50 m2
Excluded Areas: Walls: 53 sq. Ft, 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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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.