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2 Bed Flat In Stephenson Court Station Approach, Leamington Spa, CV31 3SN

£87,500





SHORT DESCRIPTION

Property Ref: 16392 A beautifully presented and spacious two-bedroom apartment, ideally located at Stephenson Court, Station Approach, CV31, in the highly sought-after area of Leamington Spa. Perfectly positioned just moments from the train station and town centre, this property offers exceptional convenience for commuters and those looking to enjoy vibrant local amenities. This recently built flat boasts a light-filled and airy interior, featuring two well-proportioned bedrooms, a contemporary bathroom, and an open-plan kitchen and living area designed for modern living. The stylish kitchen comes fully equipped with a built-in cooker, induction hob, extractor hood, and a washing machine, ensuring both practicality and comfort. Further benefits include one allocated parking space, with additional unallocated parking available to the rear of the property. A secure, lockable bike store is also conveniently located in a secluded area beside the main building, ideal for cycling enthusiasts. Set in a prime location with excellent transport links and easy access to major road networks, this property is perfectly suited for professionals, couples, or investors alike. Combining comfort, convenience, and quality, this superb apartment presents an outstanding opportunity to acquire a home in one of Warwickshire's most desirable locations. Property Type: Flat Full selling price: £250000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £87500.00 Monthly rent based on 35% share: £422.87 Remaining lease (In Years): 118 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1076.76 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied



Bed Room(s)



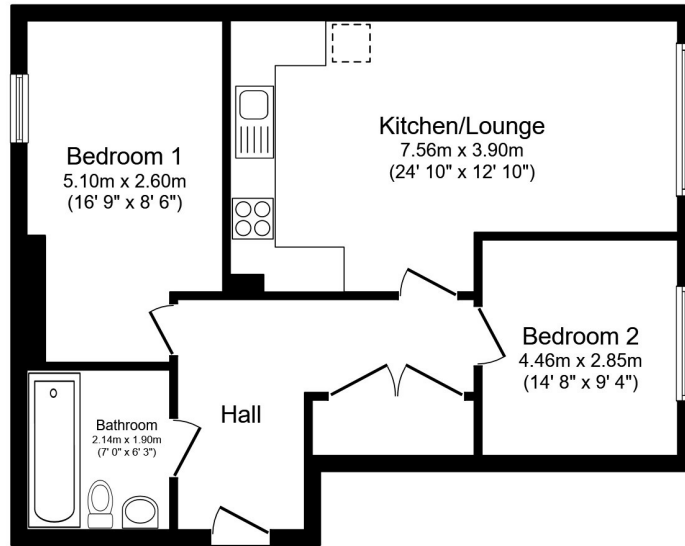
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 54.3 sq.m. (585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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