

£140,000
Cliffe Court

Leamington Spa, CV32 6DW

PROPERTY SUMMARY

A spacious 1 double bedroom ground floor flat, with garage, located at the intersection of Rugby Road and Guys Cliffe Avenue, close to tennis courts, community pub (the fat pug) and excellent chippy. This property does need a good spruce up, and would be ideal as a first home. The generous floor area is approximately 44m², with EPC D. Service charge to September 2025 is £1463.84 Reserve fund to September 2025 is £476.20 Ground rent is £45 per annum Lease expires 20th September 2161(136 years remaining)

1



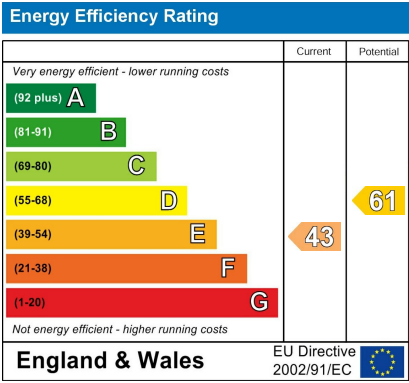
1



1







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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



OFFICE ADDRESS
 8a Regent Street
 Leamington Spa
 Warwickshire
 CV32 5HO

OFFICE DETAILS
 01926 354 400
leamington@handlesproperty.co.uk