



OFFERS OVER
£250,000
Avenue Road
Leamington Spa, CV31 3PF

PROPERTY SUMMARY

This handsome Victorian villa, converted into apartments back in 1987 (a memorable year for us Coventry City fans!), offers a wonderful opportunity to own a slice of period character at an appealing price.

Perfectly positioned, you can stroll to the Railway Station, Victoria Park, or the town centre in just five minutes — it's no wonder this location is so sought-after. Parking is available on-street.

The large first-floor apartment may be a little rough around the edges, but it has fabulous bones and huge potential. With around 890 sq. ft. of space, the layout can be easily reimagined to suit your needs, and the price point leaves plenty of room for adding value once refurbished.

With zero ground rent, an informal maintenance structure, 959 years remaining on the lease, and a share of the freehold, this is a leasehold property without the usual complications — a rare find indeed.

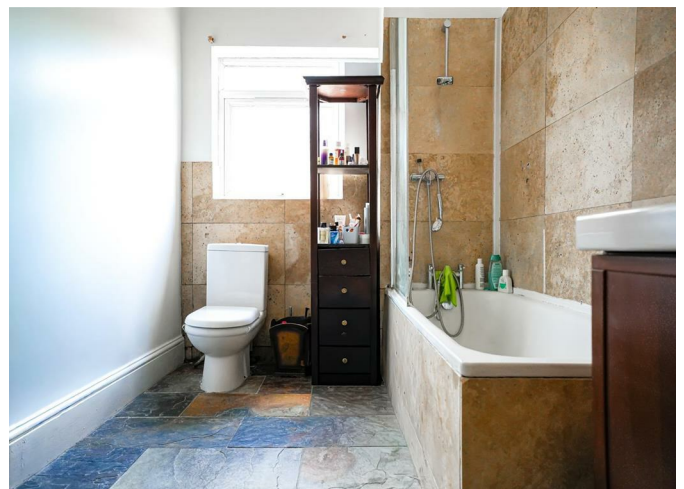
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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 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



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