



PRICE GUIDE

£207,500

Cobham Green

Leamington Spa, CV31 2TH

PROPERTY SUMMARY

Situated within a highly sought-after south Leamington suburb set within a pleasant cul-de-sac setting, stands this ground floor apartment with a modern style purpose built block. The property offers a superb opportunity for a buy to Let investor, or FTB or young professional who will enjoy a well proportioned and versatile living space throughout. The well maintained accommodation has access via a secure intercom communal front entrance and hallway to Apt 29. Having a generous sized living room with access to small enclosed patio garden, adjacent breakfast kitchen, two bedrooms and bathroom with shower facility. The property benefits from allocated and visitor parking.

The location has easy access to the town centre and its abundance of local amenities, restaurants, coffee houses and beautiful parks, whilst boasting popular transport networks which includes the M40 motorway corridor and national railway station within the town both linking the area to Birmingham and London centres of commerce.

Immediate inspection is highly recommended and the property will offer 'No Chain'.

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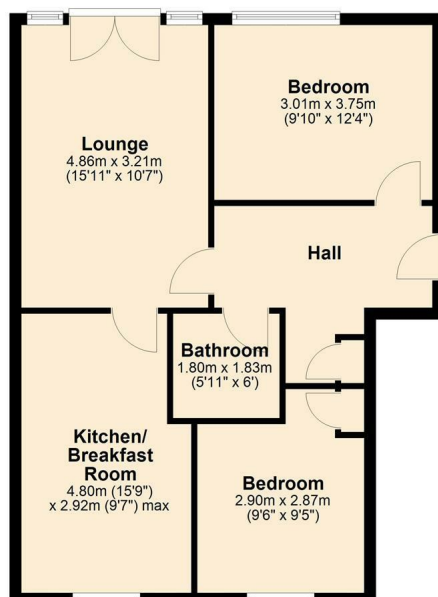


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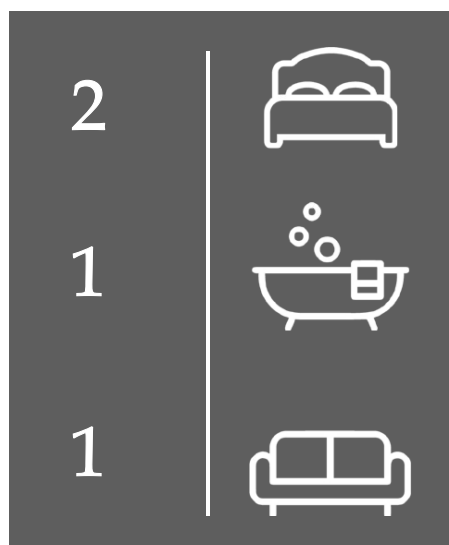


Ground Floor

Approx. 63.2 sq. metres (679.9 sq. feet)



Total area: approx. 63.2 sq. metres (679.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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