



Tachbrook Street | Leamington Spa | CV31 3BW

Guide price £150,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Ground Floor & Private Rear Garden
- Share Of The Freehold
- Potential Rental Yield Of 7.5%
- EPC Rating: D

## Description

Kingsway Estate Agents are delighted to present this superb one-bedroom ground floor maisonette, complete with a private rear garden.

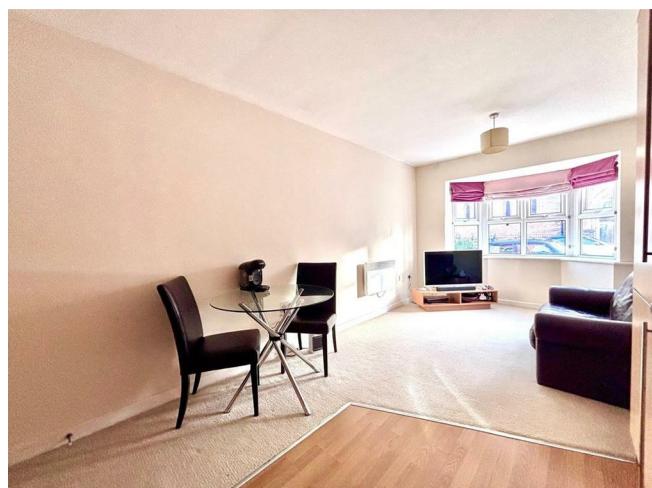
This attractive property benefits from the rare advantage of a share of the freehold, with approximately 103 years remaining on the lease and a low service charge of £75 PCM.

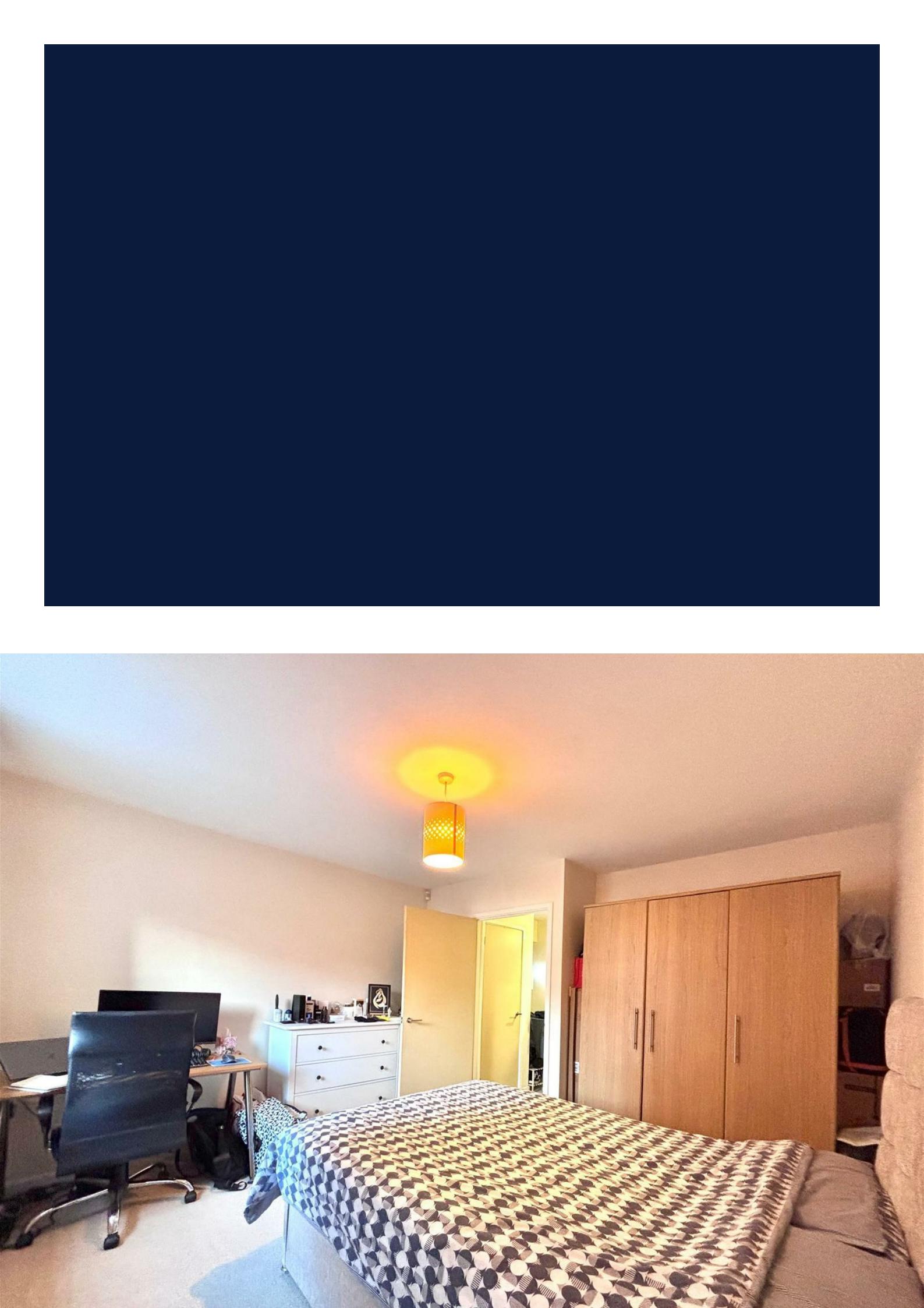
Offering an impressive potential rental yield of 7.5%, it represents an excellent opportunity for both owner-occupiers and investors.

Ideally located within walking distance of Leamington Town Centre, the train station, and a range of local amenities, the property combines convenience with strong investment appeal.

Perfect for first-time buyers or buy-to-let investors, this property is expected to attract significant interest. Early viewing is highly recommended to avoid disappointment.

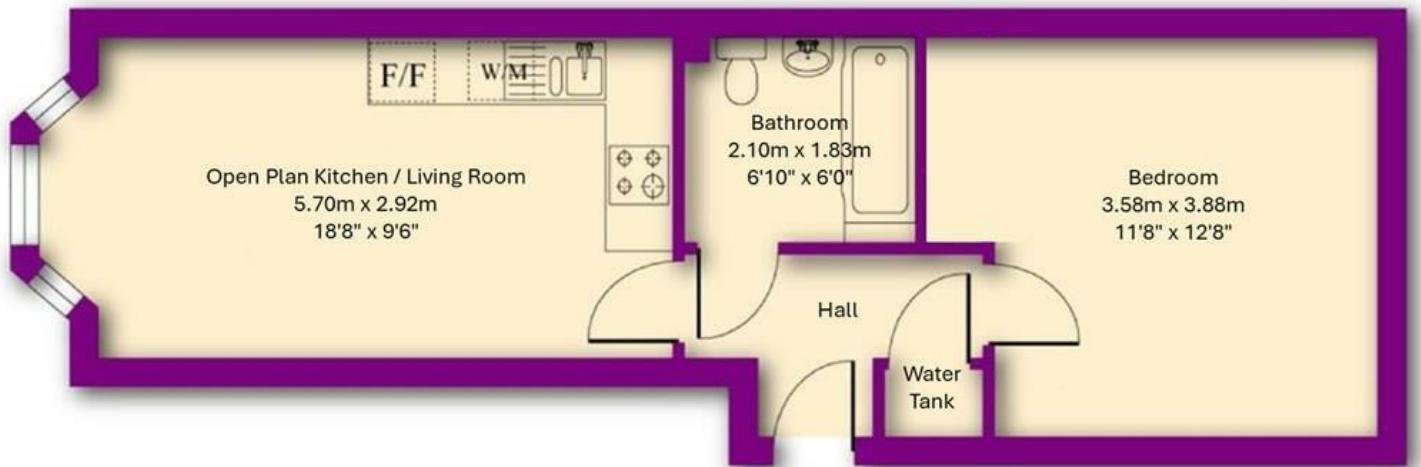
EPC Rating: D





## Floor plans

### Ground Floor



**Total Floor Area Approx: 42 sq. metres (452 sq. feet)**



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01926 760024  
[info@kingswayestateagents.co.uk](mailto:info@kingswayestateagents.co.uk)  
[kingswayestateagents.co.uk](http://kingswayestateagents.co.uk)