



Tachbrook Street | Leamington Spa | CV31 3BW

Guide price £150,000



**KINGSWAY**  
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## 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.

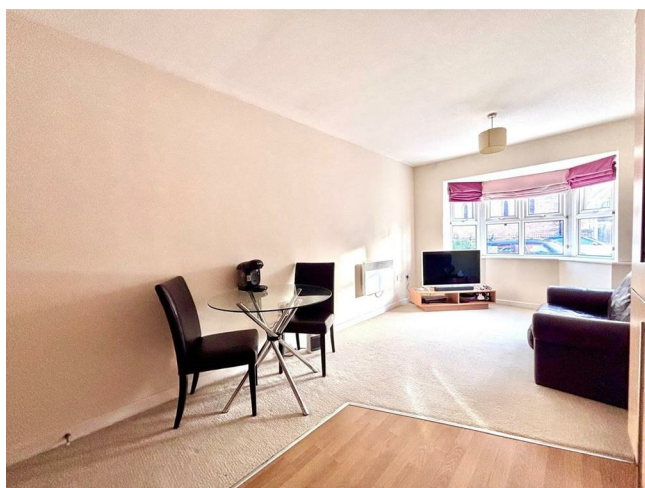
This attractive property benefits from the rare advantage of a share of the freehold, with approximately 103 years remaining on the lease and a low service charge of £75 PCM.

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







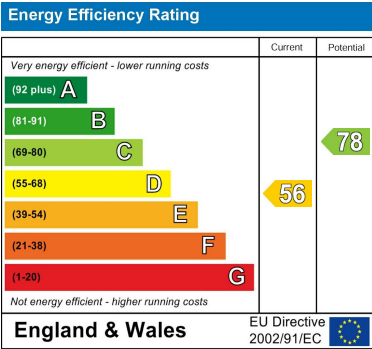
Ground Floor



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



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