



## One Bed Flat

Flat 8, Evenlode House 8,  
Claremont Road  
Royal Leamington Spa  
CV31 3EH

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £155,000



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\*\*\* Investors Only \*\*\* Let 'till 1.5.2026 at £885.00 \*\*\* A most attractive, refurbished and much improved one bedroom flat occupying a handy location near to the centre of Royal Leamington Spa and the train station. The property has been refurbished and is beautifully presented.

Communal front door with door opening to the communal entrance hall and staircase rising to the first floor landing.

Private door opens into

### PRIVATE ENTRANCE VESTIBULE

with wood effect flooring and large fitted cloaks cupboard with cupboard above to full height.

### LIVING ROOM

13'2" x 10'5"

with attractive wood effect flooring, double glazed window to the side and opening leading through to the

### REFITTED KITCHEN

7'10" max x 9'0" max

with wooden Butcher's block style work surfacing extending around the room incorporating a single drainer stainless steel sink unit with mixer tap and a Hotpoint four ring electric hob, below is the Hotpoint electric oven and refrigerator with freezer box. Integrated Beko slimline dishwasher, cooker hood, shelving, tiled splashback areas, large double glazed window. The measurements include the space taken by the airing cupboard with insulated hot water cylinder and slatted wood shelf.

### BEDROOM

9'5" x 7'11"

with wood effect flooring, electric panel heater, and double glazed window.

### BEAUTIFULLY REFURBISHED SHOWER ROOM

with large walk-in shower cubicle tiled on all sides with rain shower and adjustable shower, wash hand basin with mixer tap, low-level WC with concealed cistern, downlights, extractor fan, tiled floor, tiled walls and heated towel rail.

### OUTSIDE

There are communal grounds and parking operated on a first come-first serve basis.

### GENERAL INFORMATION

We understand all main services are connected except gas.

There is a 999 year lease dating from 29th Sept 1983. (Approx 956 years left)

Service Charge for 01.04.24-30.9.2024 was £330.00 per 1/2 year.

Management Agents are EPM of Solihull.

Please note the top loading washing machine is available at separate negotiation.





## First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



Total area: approx. 32.8 sq. metres (352.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)

