

**1 Bed  
Flat  
located at**

**20 Markham Drive  
Whitnash  
Royal Leamington Spa  
CV31 2PP**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £115,000**



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A first floor one bedroom apartment with SINGLE GARAGE, benefiting from a long 948 year lease however, requiring some updating and improvement. Open plan, living/kitchen room with bedroom off. Bathroom. Communal Gardens. Requires updating and improvement but priced accordingly.

#### Entrance

Communal front door opens into the communal Entrance Hall staircase to the First Floor Landing.

#### Private Entrance Vestibule

Private entrance to the apartment, into a Vestibule, having access to the roof space, and door to a shelved cupboard with insulated hot water tank.

#### Open plan living room/Kitchen

17'11" x 11'5"

In the kitchen area; roll edge works surfacing with single drainer sink and base units, cooker hood above a recess for cooker. Further recess for fridge/freezer, and double glazed window to the rear aspect.

In the living area: double glazed window to the rear, night storage heater, and opening through to the:

#### Double Bedroom

10'11" x 8'2"

with double glazed window to the front aspect, and telephone connection point.

#### Bathroom

The bathroom has panelled bath, low-level WC and wash hand basin, tiled areas and obscured double glazed window.

#### Outside

Communal Lawned gardens.

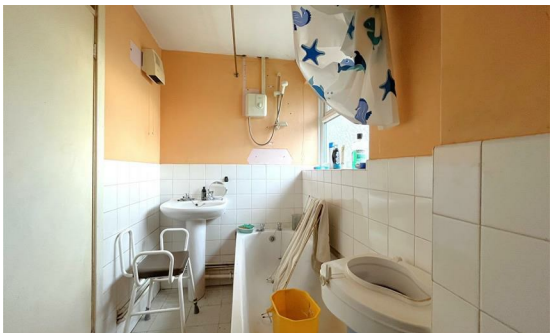
#### Single Garage

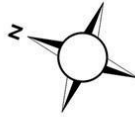
We understand in a single garage en-block across from the Flat.

#### GENERAL INFORMATION

We believe the property is leasehold with a 999 year lease from the 1st of January 1973.

Maintenance and ground rent to be confirmed, but we are informed the service charge is circa of £80.00pcm and Ground Rent is £10.00pa.





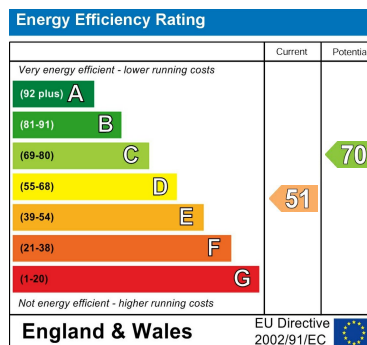
## First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 35.1 sq. metres (378.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



### CONTACT

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