

Squirhill Place, Leamington Spa, CV31

Offers Over £275,000

Winkworth

for every step...









About the Property

Winkworth Leamington Spa are delighted to present to the market 1 Squirhill Place, Russell Terrace, a spacious two bedroom ground floor apartment forming part of a well maintained residential building in a highly convenient central location.

Offering over 1,030 sq ft of well balanced accommodation, the property provides generous living space rarely found in apartments of this type and would ideally suit professional buyers seeking both space and practicality.

Material Information:
Council Tax: Band D
Local Authority: Warwick District Council
Broadband: Ultrafast Available (Checked on Ofcom March 25)
Mobile Coverage: Variable Coverage (Checked on Ofcom March 25)
Heating: Gas Central Heating
Listed: No | Tenure: Leasehold (83 years)
Service Charge: £1,875 Per Annum
Ground Rent: £100 Per Annum




SCARBOROUGH





The Finer Details

This well proportioned ground floor apartment offers an excellent opportunity to acquire a spacious home in a well regarded residential setting close to the centre of Royal Leamington Spa.

The accommodation is accessed via a communal entrance leading into a generous private hallway, which provides access to all principal rooms and useful storage.

The sitting room is a particularly impressive space, featuring dual aspect windows which allow natural light to fill the room and create a bright and welcoming environment. The proportions comfortably accommodate both seating and entertaining areas, making it a superb principal reception space.

Adjacent to the sitting room is a separate dining room, a flexible space that could equally serve as a third bedroom, study or home office, depending on a purchaser's requirements. Its position within the apartment allows it to function as either an additional reception room or a private bedroom.

The kitchen is arranged with a range of fitted units, work surfaces and integrated cooking appliances, with ample space for everyday cooking and storage.

The apartment provides two well sized double bedrooms, both offering comfortable accommodation with space for freestanding furniture. The primary bedroom benefits from its own en-suite bathroom, while a separate family bathroom serves the second bedroom and guests.

Further benefits include gas central heating, an allocated parking space, and a lease of approximately 83 years remaining. The current service charge is understood to be £1,532.76 per annum.

Offered to the market with no onward chain, this is an excellent opportunity to secure a generously proportioned apartment in a highly convenient Leamington Spa location.










SINGER







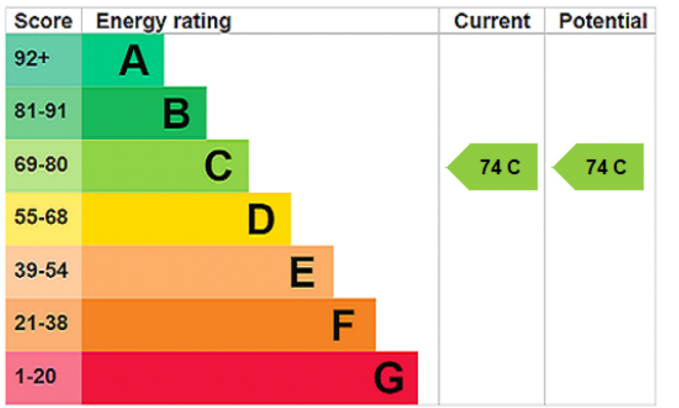
About the Area

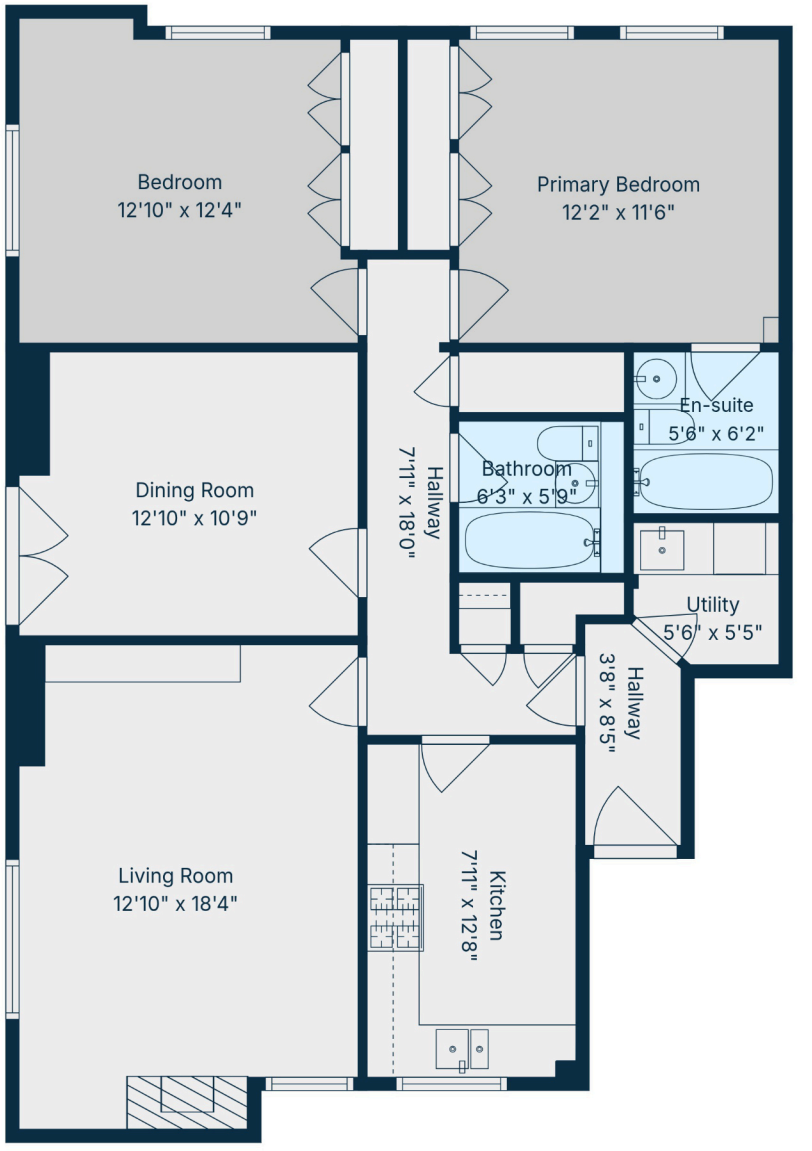
Squirhill Place forms part of the attractive Russell Terrace setting, ideally positioned in the heart of Royal Leamington Spa, offering an enviable lifestyle with the town's finest amenities and green spaces within easy reach.

The excellent range of boutiques, cafés and restaurants along The Parade is approximately 0.6 miles away, placing the town centre within comfortable walking distance. Leamington Spa is renowned for its beautiful parks, with Pump Room Gardens and Jephson Gardens both around 0.4 miles away, offering picturesque riverside walks and immaculately maintained formal gardens. The expansive open parkland of Newbold Comyn is also close by at approximately 1 mile, providing extensive green space and leisure facilities.

For commuters, Leamington Spa railway station is approximately 0.3 miles away, providing direct services to London Marylebone and Birmingham. The M40 motorway is also easily accessible, connecting swiftly to London, Oxford and the wider Midlands.

Combining proximity to Leamington Spa's celebrated parks, vibrant town centre and excellent transport links, Russell Terrace represents one of the town's most desirable and well-connected central locations.





TOTAL: 1033 sq. ft
1st floor: 1033 sq. ft
EXCLUDED AREAS: UTILITY: 28 sq. ft, WALLS: 70 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.


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