

Your Property - Our Business

ehB
RESIDENTIAL



The Space, Leamington Spa

A particularly well maintained second floor apartment providing well appointed two bedroomed accommodation featuring open plan living kitchen arrangement in a highly regarded town centre development, ideal for the first time buyer.

50% Shared ownership
£102,500



The Space, Leamington Spa

50% Shared ownership
£102,500

The Space

Is a highly regarded town centre development of self contained apartments of varying sizes, ideally sited within the heart of Leamington Spa, close to all amenities including shops, schools and a variety of recreational facilities. Since its construction, The Space has consistently proved to be very popular.

The Property

Is a well maintained second floor apartment providing well proportioned two bedroomed gas

centrally heated accommodation featuring an open plan living kitchen arrangement. The property is available on a 50% shared ownership basis in conjunction with Optivo Housing. 100% purchase is available. The agents consider the property will appeal ideally to the first time buyer. In further detail the accommodation comprises:-

Communal Entrance Hall

With intercom and staircase leading to...

Entrance Hall

With double built in cloaks cupboard and double built in boiler cupboard containing gas fired central heating boiler, radiator.

Open Plan Lounge/Dining Room/

20' x 10'6" (6.10m x 3.20m) With full height window feature, two radiators, TV point.

Kitchen Area

With a range of base cupboard and drawer units, rolled edged work surfaces, single drainer



stainless steel oven and hob unit with extractor hood over, appliance space, plumbing for automatic washing machine and inset single drainer stainless steel sink unit with mixer tap, TV point.

Bedroom One

13'9" x 10'6" (4.19m x 3.20m) With full height window feature, radiator.

Bedroom Two

13'9" x 8'3" (4.19m x 2.51m) With double built in wardrobe, hanging rail, shelf and full height window feature, radiator.

Bathroom

Fitted with a white suite to comprise low level WC with concealed cistern, pedestal wash hand basin, bath with mixer tap and shower attachment, splash back tiling, radiator.

Outside

The property contains a communal south facing roof terrace.

Tenure

The property is held on a leasehold arrangement with further details on request.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Proceeding north from our office via Clarendon Place, take the right hand turn into Clarendon Avenue and The Space will be found located on the right hand side.

The Space

Clarendon Avenue
Leamington Spa
CV32 5PJ

Second Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



Total area: approx. 56.3 sq. metres (606.1 sq. feet)

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

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

☎ 01926 881144

🌐 ehbresidential.com

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.