



Russell Terrace, Leamington Spa
CV31 1EZ

In Excess of **£190,000**



If you are looking for a characterful home in a prime Leamington Spa setting, then this beautifully presented one-bedroom first floor apartment will certainly appeal. Forming part of an attractive Victorian building on the ever-popular, tree-lined Russell Terrace – with blossom currently in full bloom – this home offers a wonderful combination of charm, natural light and modern living.

Stepping through the front door, you are welcomed into a spacious reception hallway which provides a versatile space, ideal for use as a study area, perfect for modern lifestyles.

A door leads through to the open-plan kitchen dining living room, a bright and inviting room where large windows allow natural light to pour in and high ceilings enhance the sense of space. The kitchen area is fitted with a range of units and work surfaces over having space for appliances, there is a side window allowing views up the street. The living dining area has plenty of space for sofa, chairs and a dining table providing the ideal place to relax or entertain.





The bedroom is a well-proportioned double room, enjoying a pleasant outlook and offering space for wardrobes and additional furnishings. The shower room is fitted with a modern suite, including a walk-in shower, wash hand basin and WC, complemented by stylish tiling.

Outside, the property benefits from a communal courtyard garden to the rear and its attractive setting on a tree-lined street, just a short distance from Leamington Spa town centre, with its array of shops, cafes and amenities, as well as excellent transport links.

This apartment would make an ideal first-time purchase, investment opportunity or lock-up-and-leave home.

Don't delay, book your viewing today!





Council Tax band: A

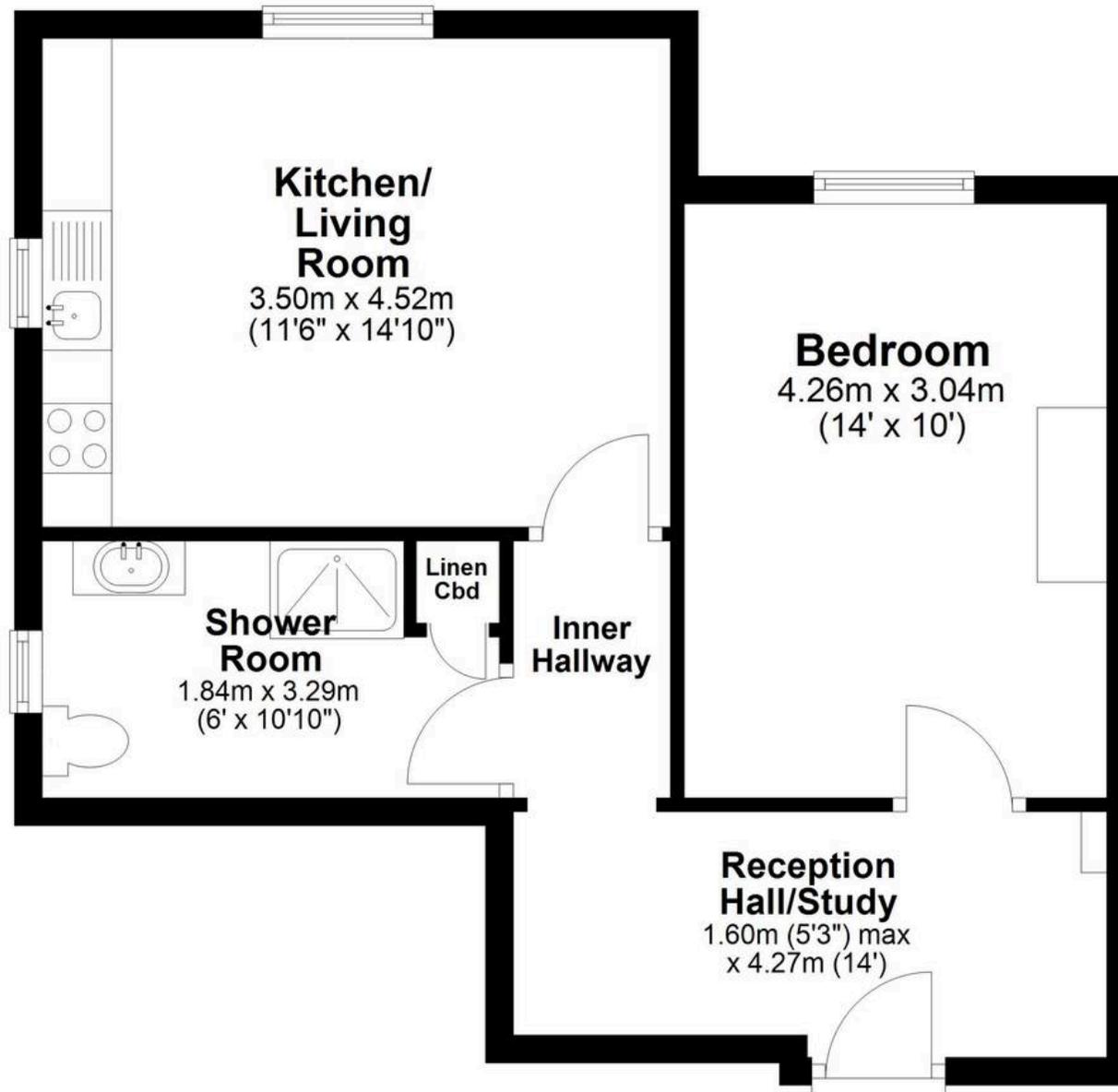
EPC Rating: C

Tenure: Leasehold

- One Bedroom First Floor Apartment
- Bright Open-Plan Kitchen Dining Living Space
- Spacious Double Bedroom
- Modern Shower Room with Stylish Tiling
- Versatile Reception Hall / Study Area
- Communal Courtyard Garden
- Beautiful Victorian Building Full of Character
- Attractive Tree-Lined Road with Seasonal Blossom
- Walking Distance to Town Centre, Parks & Amenities
- Ideal First-Time Buy, Investment or Lock-Up-and-Leave

First Floor Apartment

Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 45.5 sq. metres (490.1 sq. feet)





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