



# Tuscany House, Warwick Place, Leamington Spa

bedroom apartment for sale

1

Offers Over £170,000 Share of  
Freehold

## Description

Lovely 1 Bedroom top floor apartment in Tuscany House a beautiful Grade II Listed period property, situated approximately 1 mile from Leamington town centre the apartment has a rear private security intercom access, no onward chain and comprises of - Entrance hallway, lounge, kitchen with integral appliances, double bedroom and bathroom, with gas central heating. There is a communal bin store area and ample on street parking.

Location- Tuscany House lies on the junction of Guys Cliffe Road and the Warwick Road just a short walk to Leamington Town centre where there is an abundance of shops, independent retailers, coffee shops, local restaurants and bars, Leamington Spa railway station is within walking distance and with good local road networks connecting to the M40 and further motorway network.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, on all buyers once an offer is accepted on a property. We use Idenfo Direct UK to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer will be required to be paid in advance to cover this, when an offer is agreed and prior to a sales memorandum being issued.



Council Tax Band: B

Tenure: Share of Freehold (979 years)

Ground Rent: £0 per year

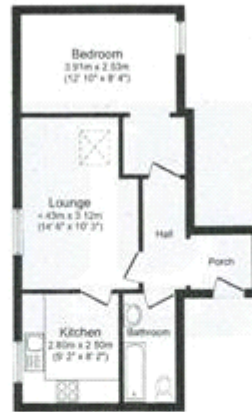
Service Charge: £1,755 per year

Share of Freehold

Parking options: On Street

**Tenure**

Share of Freehold



Floor Plan



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )	

Viewing by appointment only  
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