



# CECIL COURT

MILL ROAD, LEAMINGTON SPA. CV31 1BH

**CECIL COURT**  
MILL ROAD  
LEAMINGTON SPA  
CV31 1BH

**£215,000**

Delightfully situated on the banks of the River Leam within beautifully maintained gardens, this spacious, light and most attractive first floor apartment offers ideal first time buyer or investment potential. Generously proportioned throughout and with a well fitted kitchen and bathroom, the property, a very successful Holiday Let for many years, is being sold with a garage and a 999 year lease.

With both double bedrooms being incredibly light and both benefitting from built in wardrobes, the accommodation throughout is substantial. One of the most appealing features of this lovely apartment must surely be the balcony. A truly useable space, the balcony offers private outside space for warm mornings and balmy evenings.

The kitchen is well fitted with an integral dishwasher, washing machine and a fridge freezer all provided. The three piece bathroom has a shower over the bath and an attractive vanity unit with inset sink.

999 year lease. Service charges approximately £800 per annum. Ground Rent £5 per annum.



**LOCATION**

Situated just south of the River Leam, Mill Road offers a variety of different accommodation with apartments, bungalows and a number of fine period houses. With Jephson Gardens on the doorstep, this property is ideally located for central Leamington Spa and the train station yet feels a world away. Quiet and secluded Cecil Court sits within well maintained communal gardens on the left hand side travelling towards Willes Road.

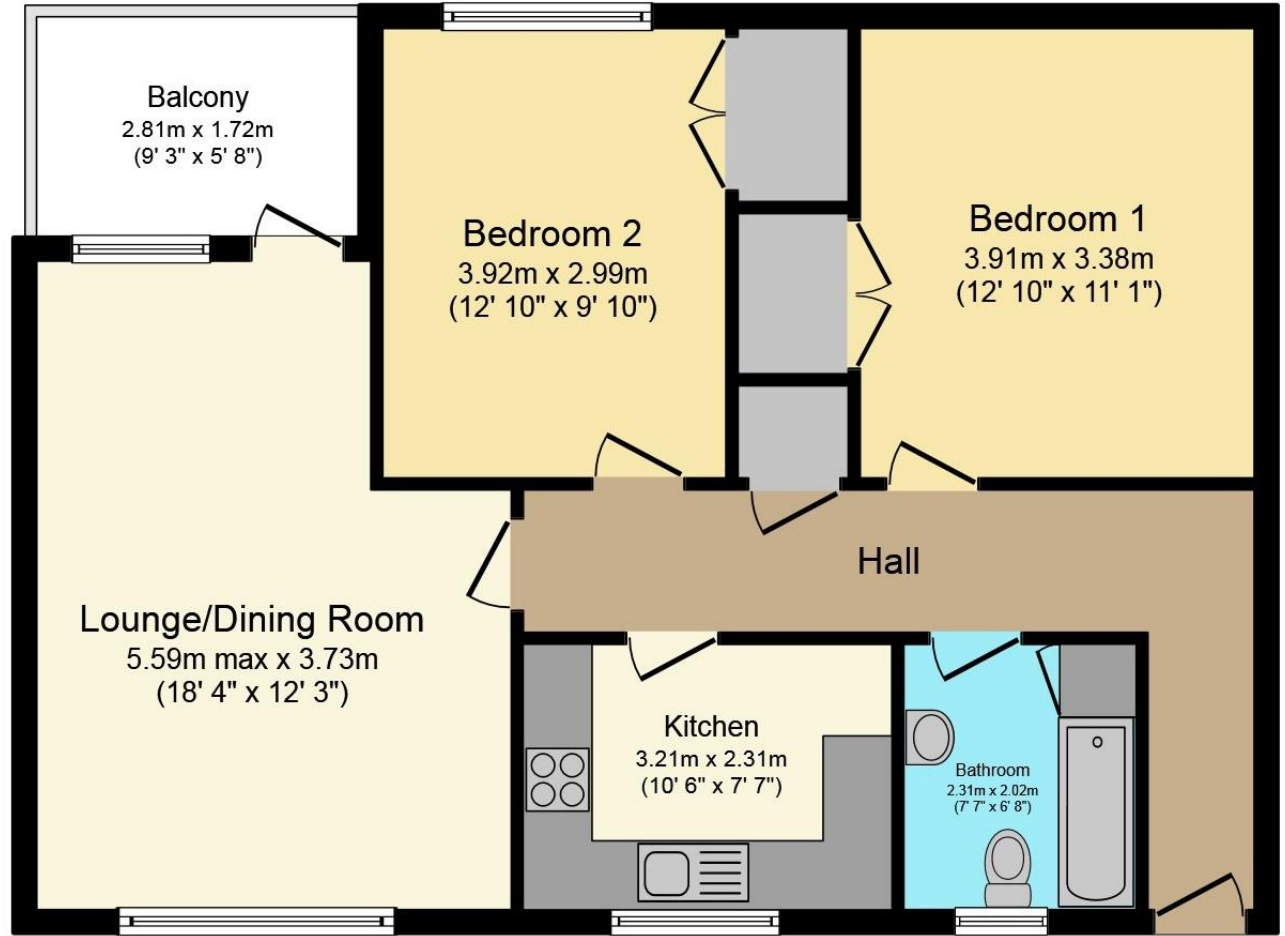






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		60	66
		EU Directive 2002/91/EC	



## First Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### IMPORTANT NOTICE

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Council Tax Band : C

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