

BELVOIR!

Guide Price £235,000



9 Eastfield Road

, Leamington Spa CV32 4EX

** NO CHAIN **

This charming 2-bedroom apartment offers a tranquil living experience with a delightful sense of community. Located in close proximity to Newbold Common and the town centre, this residence is a perfect blend of modern comfort and convenient urban living.

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ACCOMMODATION

As you step into the apartment, you'll be greeted by a warm and inviting atmosphere. The well-designed layout includes a welcoming reception room, ideal for relaxation and entertaining guests. Natural light streams through the windows, creating a bright and airy ambiance throughout the space.

The apartment features two comfortable bedrooms, providing ample space for rest and relaxation. The bathroom boasts a modern design with a shower over the bath. The contemporary kitchen is a focal point of the home, equipped with a gas hob for culinary enthusiasts and designated spaces for a washing machine and a fridge freezer, providing practicality for daily living.

One of the standout features of this residence is the large communal garden, a serene retreat for residents to enjoy. Whether you're looking to unwind with a good book, have a picnic with neighbours, or simply soak up the fresh air, the communal garden provides a perfect escape.

Adding to the appeal of this wonderful 2-bedroom apartment is the convenience of on-street parking and a garage for one vehicle. The dedicated garage space provides secure parking for one vehicle, offering not only protection from the elements but also an additional layer of security.

The location of the apartment adds an extra layer of appeal. With Newbold Common just a stone's throw away, you can take leisurely strolls, enjoy outdoor activities, or simply savour the natural beauty of the surroundings. The proximity to the town centre ensures easy access to a plethora of amenities, including shops, restaurants, and cultural attractions.

What sets this property apart is the limited number of units in the building, contributing to a peaceful and close-knit community atmosphere. Residents can enjoy the benefits of a smaller, more intimate living environment, fostering a sense of camaraderie among neighbours.

With the combination of on-street parking, a dedicated garage, and all the other appealing features of this 2-bedroom apartment, it is truly a haven that effortlessly combines modern living with a sense of community, convenience, and security.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 69 | |
| | | 77 | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.