

# BELVOIR!

Offers Over £315,000



## 3 18 Russell Terrace

, Leamington Spa CV31 1EZ

THE COLLECTION | BELVOIR LEAMINGTON SPA.

This newly renovated, high spec, contemporary apartment, occupies the entire middle floor within a block of four apartments on the prestigious Russell Terrace, on the doorstep of Leamington's vibrant town centre, regent parks and scenic river walks.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)

## ACCOMMODATION

\*\* NO CHAIN \*\*

The entrance leads to an impressive open plan kitchen/lounge with high ceilings and two large windows allowing natural light to flood the room. The kitchen consists of; quartz work surfaces, custom fit mirror backsplash, charcoal matte cupboards with feature L.E.D trim lighting and brass features to compliment. The kitchen comes with modern appliances, including a dishwasher.

Off the hallway is a stylish, fully tiled, wet room with feature arch way to a walk in shower and radiator. The owner has kept attention to detail with brass elements for the sink and shower.

There are two good sized double bedrooms, both benefiting from custom fitted wardrobes and large windows.

The property comes with a communal garden and parking is on street, permit.

Please note, this property is owned by a Belvoir employee.

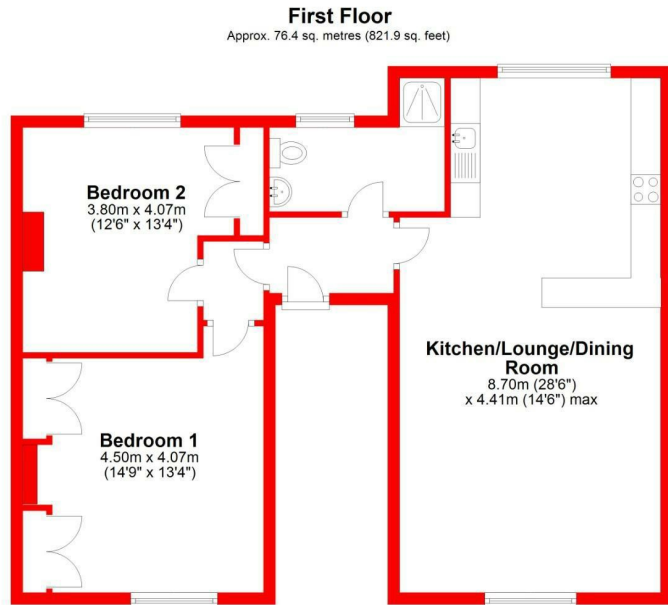
The current owners are in the process of buying a share of the freehold (1/4). This is expected to be completed before the new owners purchase the apartment.

The service charge is £150 pcm.

The lease remaining is 95 years.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be



Total area: approx. 76.4 sq. metres (821.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <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
		77	
		63	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.

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