

# BELVOIR!

Guide Price £220,000



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Property is personal



## 18, Cleveland Court Kenilworth , Leamington Spa CV32 6JA

Well-Appointed 2-Bedroom Flat in Leamington Spa

Nestled in the heart of Leamington Spa, this 2-bedroom flat offers a blend of comfort and convenience. The well-appointed living spaces and strategic location make it an ideal choice for those seeking a functional home.

Key Features:

**Front Room with Floor-to-Ceiling Windows:** The inviting front room is bathed in natural light, thanks to its floor-to-ceiling windows. This feature enhances the aesthetics of the space and creates a bright and airy atmosphere.

**Kitchen with Dining Area:** The practical kitchen is designed with efficiency in mind. The layout seamlessly integrates a designated area for a dining table, making it a versatile space for both cooking and entertaining.

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

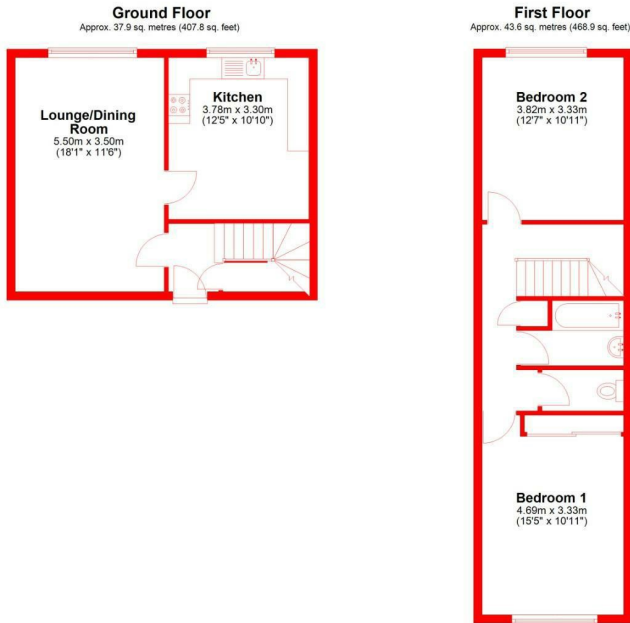
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## ACCOMMODATION

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 inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents only. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you to Furnley House for help with finance. We may receive a 20% fee, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you to Thomas Flavell + Sons solicitors. or Davisons Law, we may receive a fee of £150, if you use their services.



Total area: approx. 81.4 sq. metres (876.7 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
<b>66</b>		<b>80</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

01926 422251  
 22-23 Denby Buildings, Regent Grove,  
 Leamington Spa, Warwickshire, CV32 4NY  
 Email: amy.cunningham@belvoir.co.uk  
 www.belvoir.co.uk



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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.