

BELVOIR!

Guide Price £240,000



Flat C 59 Westwood

, Leamington Spa CV32 6LF

Discover this delightful 2-bedroom apartment located on the first floor of a converted Victorian red brick villa in Leamington Spa. Combining classic architectural charm with modern comforts, this property offers a unique living experience.

WWW.BELVOIR.CO.UK

ACCOMMODATION

Prime Location: Nestled in the heart of Leamington Spa, this apartment benefits from close proximity to the town's vibrant array of shops, cafes, and restaurants. Excellent transport links provide easy access to nearby cities and beyond, making it an ideal location for commuters.

Living Room: The inviting living room features a large bay window that floods the space with natural light, creating a bright and airy atmosphere. This room is perfect for relaxation and entertaining guests.

Bedrooms:

- **Master Bedroom:** The spacious master bedroom is filled with natural light and comfortably accommodates a king-sized bed, offering a peaceful retreat.
- **Second Bedroom:** The versatile second bedroom can fit a double bed, making it ideal for use as a guest room, home office, or additional living space.

Bathroom: The bathroom is equipped with a bath, providing a perfect spot to unwind and relax after a long day.

Modern Kitchen: The well-appointed kitchen boasts quality appliances and ample storage, making it a practical and stylish space for cooking and dining.

Leasehold and Freehold Details:

- The apartment is leasehold; however, the owner will own 1/8 of the freehold, providing a sense of shared ownership and investment in the property.
- There is no ground rent.

• A monthly management fee/service charge of £100.00 applies, managed by the Westwood Court Residents Management Company, with all 8 flat owners on the Committee, ensuring the property is well-maintained and managed.

Parking:

• Each flat benefits from one garage for parking and an additional on-site parking space at the front of the building.

• Visitors can conveniently park on the main road.

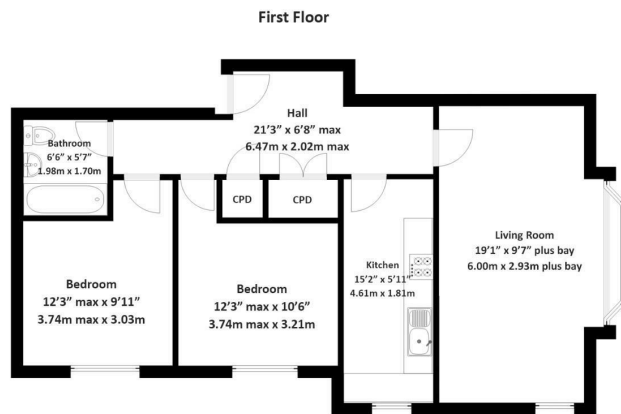
This charming apartment is perfect for professionals, couples, or small families seeking a blend of historic charm and modern living. Viewing is highly recommended to fully appreciate the unique character and prime location of this lovely home

EPC - D

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



Internal Living Area 62.04 square metres / 668 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

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
		78	
		57	
England & Wales	EU Directive 2002/91/EC		England & Wales
			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



BELVOIR!

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.