

# BELVOIR!

Guide Price £485,000



## 5 Walcote House Sandy Lane

, Blackdown CV32 6QS

NO CHAIN!

Beechwood is a charming two-bedroom duplex apartment set within a beautiful period property consisting of only 6 apartments in total.

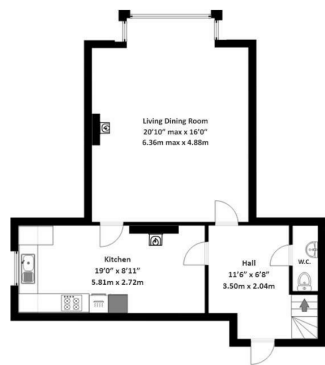
Set back from Sandy Lane in North Leamington, the property is accessed via a secure gated driveway. The main entrance hall boasts a stunning tiled floor, traditional fireplace, original leaded windows and impressive staircase.

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

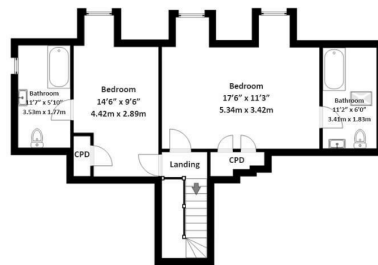


Total Living Area 112.30 square metres / 1209 square feet

Ground Floor



First Floor



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## ACCOMMODATION

Via the main entrance hall Beechwood is located at the top of the main stairway and upon entering there is a spacious hallway. Off the hall is a WC, a good sized kitchen with built in appliances and dining space. The lounge benefits from high ceilings, feature fireplace and views over the grounds from the large windows.

Stairs take you to a landing area leading off to both bedrooms. Bedroom one is spacious and features two storage cupboards and fitted wardrobes. There is a large ensuite which a shower over the bath.

Bedroom two is marginally smaller with a storage cupboard and benefits from an ensuite with a shower over the bath.

The communal grounds are well maintained with well established trees and shrubs with fantastic far reaching views from the lounge and bedrooms across the Warwickshire countryside.

The property is given character from the period features which have been retained throughout.

The property benefits from two allocated car parking spaces.

Share of the freehold  
 Lease length 900+ years  
 The service charges amount is £2532 per annum  
 No ground rent

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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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		
		71			
		58			
<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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