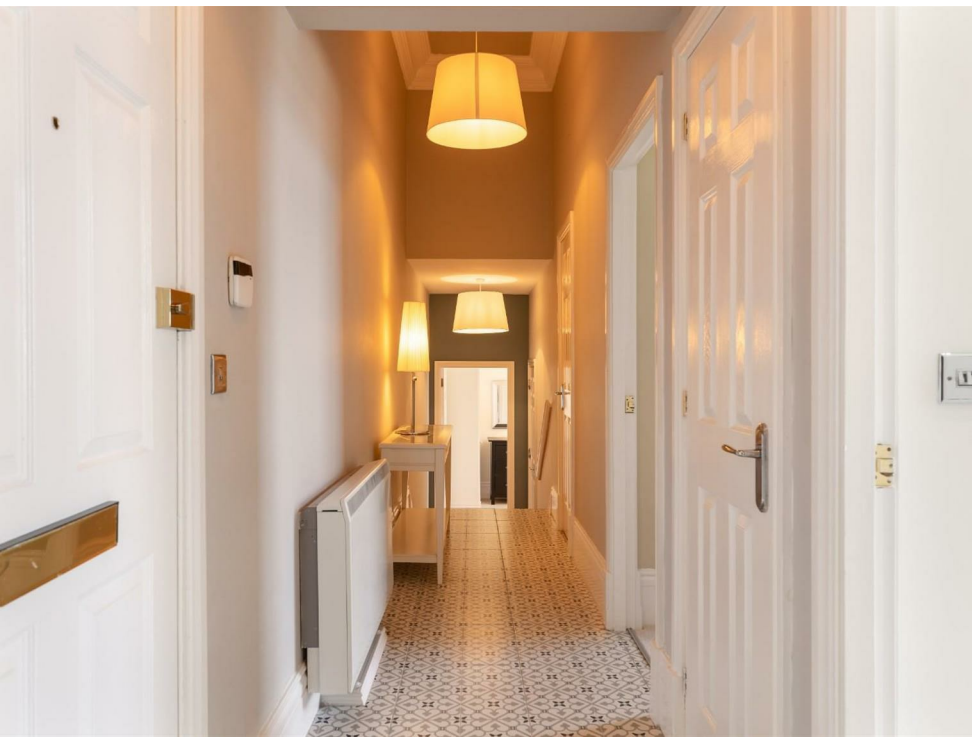


BELVOIR!

Guide Price £340,000



Flat 9, Northumberland

, Leamington Spa CV32 6HD

NO CHAIN!

Welcome to this stunning two-bedroom apartment situated in the prestigious Northumberland Lodge, nestled within a beautifully converted period villa. Located on the first floor, this apartment combines modern luxury with classic charm, making it the perfect home for discerning residents.

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ACCOMMODATION

Key Features:

- **Entrance Hallway:** As you step into the apartment, you are greeted by a spacious hallway featuring exquisite tiles that run the entire length of the flat, adding a touch of elegance and sophistication.
- **Living Room:** The bright and airy living room boasts dual aspect windows, flooding the space with natural light. The white tiled floor adds to the contemporary feel of the room, creating a perfect environment for relaxation and entertainment.
- **Kitchen:** The modern kitchen is fitted with sleek white high-to-low units and integrated appliances, including an electric hob. The design ensures both functionality and style, catering to all your culinary needs.
- **Bedrooms:** There are two generously sized double bedrooms. The main bedroom includes an ensuite bathroom. The second bedroom is also spacious, offering flexibility for guests or a home office setup.
- **Bathrooms:** The ensuite bathroom in the main bedroom is a private retreat, featuring a contemporary shower cubicle and high-quality fixtures. The family bathroom is equally impressive, offering a bathtub with an overhead shower, perfect for unwinding after a long day.
- **Parking:** This apartment comes with the added convenience of two allocated parking spaces located at the front of the building, ensuring you always have a secure spot for your vehicles.
- **Communal Gardens:** The property benefits from access to beautifully landscaped communal gardens, perfect for enjoying outdoor leisure in a serene setting. This apartment is finished to a high standard, ensuring that every detail has been thoughtfully considered. The combination of period features and modern amenities makes this an exceptional property in a highly sought-after location. Don't miss the opportunity to make this luxurious apartment your new home.

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

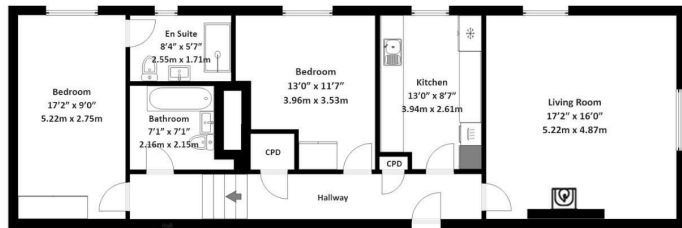
Information - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The purchaser is advised to obtain verification from their legal advisers. **Fixtures & Fittings** Only those mentioned within these particulars are included in the sale price. 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 Living Area 86.00 square metres / 926 square feet plus Loft Space of 54.81 square metres / 590 square feet



First Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 55
 Environmental Impact (CO₂) Rating: 74

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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.