

BELVOIR!

Guide Price £275,000



Flat 134, Northumberland

, Leamington Spa CV32 6HN

134 Northumberland Court - Charming 2-Bedroom Ground Floor Flat in Prime North Leamington Spa Location

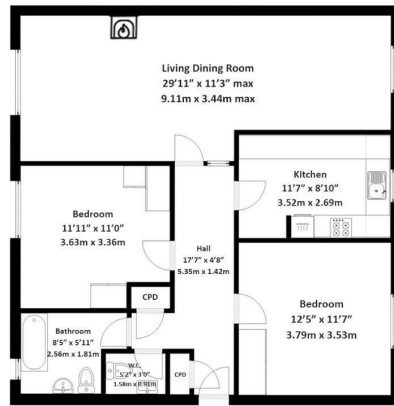
Situated in the highly sought-after area of North Leamington Spa, this charming 2-bedroom ground floor flat offers a perfect blend of comfort and convenience. Part of a well-maintained complex, the property features beautifully landscaped communal gardens and a private garage.

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Total Living Area 80.03 square metres / 861 square feet

Ground Floor



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ACCOMMODATION

Upon entering, you are greeted by a spacious and welcoming hallway with ample storage. The combined living and dining area benefits from dual aspect windows, providing an abundance of natural light and creating a bright, airy space. Adjacent to this is a well-equipped separate kitchen, offering plenty of storage and workspace for culinary enthusiasts.

The apartment boasts two good-sized bedrooms, both versatile enough to suit various needs. The main bathroom is functional and includes a shower over the bath, and there is an additional separate WC for added convenience.

One of the highlights of this property is the beautifully maintained communal gardens, offering a tranquil space for residents to enjoy. Additionally, the flat includes a private garage, providing secure parking and extra storage space. There is normally sufficient space to park at the front of the property as well.

Located in North Leamington Spa, the flat is conveniently close to shops, dining, schools, and recreational facilities. It offers easy access into the vibrant town centre, either by car, bus, or on foot. Additionally, the property is near major road networks, including quick access to the A46, making it ideal for commuters.

This property presents a great opportunity for comfortable living in a desirable location. It is ideal for first-time buyers, downsizers, or anyone seeking a stylish, low-maintenance home in a prime area.

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



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
		64	69
England & Wales	EU Directive 2002/91/EC		England & Wales
			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.