

BELVOIR!

Guide Price £200,000



Flat 1A, Gordon House

, Leamington Spa CV31 1EZ

NO CHAIN!

This well-presented ground floor flat, located in a stunning period property, offers the perfect blend of classic charm and modern convenience. Situated in the heart of Leamington Spa's vibrant town centre, the flat is less than a 5-minute walk from the main parade, providing easy access to local shops, restaurants, and amenities.

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ACCOMMODATION

NO CHAIN!

The property features a bright and spacious lounge, complete with original bay windows that allow natural light to flood the room. The lounge leads to a fully fitted kitchen equipped with modern appliances and finished with beautiful real wood flooring, adding warmth and elegance to the space.

Off the hallway, you'll find a generously sized double bedroom with built-in storage, offering plenty of space for your belongings. The large, part-tiled bathroom includes a shower over the bath, creating a comfortable and relaxing environment. Additional storage space is also available in the hallway, perfect for keeping your home organized.

Ideal for a single occupant or a couple, this beautiful apartment benefits from gas central heating and has on-street permit parking available.

Don't miss the opportunity to make this charming period flat your new home!



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
		75	
	51		
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.