

BELVOIR!

Guide Price £320,000



Flat 5, Northumberland

, Leamington Spa CV32 6HD

A Stylish Two-Bedroom Duplex Apartment at Northumberland Lodge

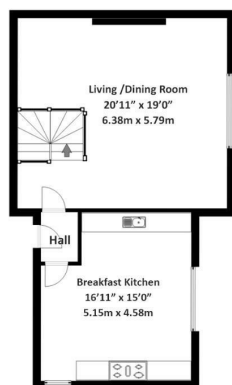
This beautifully presented two-bedroom duplex apartment is located within the prestigious Northumberland Lodge, set on one of Leamington's most desirable roads. Finished to an exceptional standard, seamlessly combining contemporary design with the timeless charm of the original building. Situated on the ground floor and lower ground floor, this apartment offers a spacious and stylish living space that is ideal for modern living.

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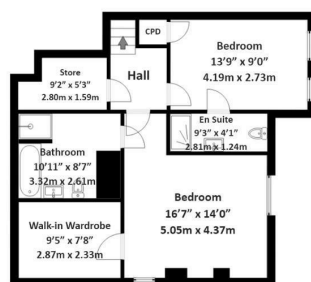


Internal Living Area 117.22 square metres / 1,262 square feet

Ground Floor



Basement Level



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ACCOMMODATION

Key Highlights:

Living Room:

A bright, expansive space that is bathed in natural light from large, floor-to-ceiling sash windows. The room enjoys partial countryside views and is further enhanced by elegant ornate corning and picture rails. A feature fireplace serves as the room's focal point, creating a warm and inviting atmosphere. There is ample space for both seating and a dining table, making it perfect for relaxation and entertaining.

Kitchen:

The kitchen is a modern, well-designed space with sleek cream units and integrated appliances, including a dishwasher. The design is both functional and stylish, ideal for cooking and entertaining guests. Large floor-to-ceiling windows bring in natural light, while spotlights and a cream tiled floor complete the look.

Bedrooms:

Main Bedroom: A generous, peaceful room with an ensuite bathroom and built-in double wardrobes, offering a comfortable and private retreat.

Second Bedroom: Another spacious room with double fitted wardrobes, offering versatility for use as a guest room, home office, or additional storage space.

Bathrooms:

Ensuite Bathroom: The ensuite features a large shower cubicle with a clean, neutral design with feature flooring.

Family Bathroom: A spacious bathroom with a bathtub and overhead shower, perfect for unwinding after a long day.

Parking:

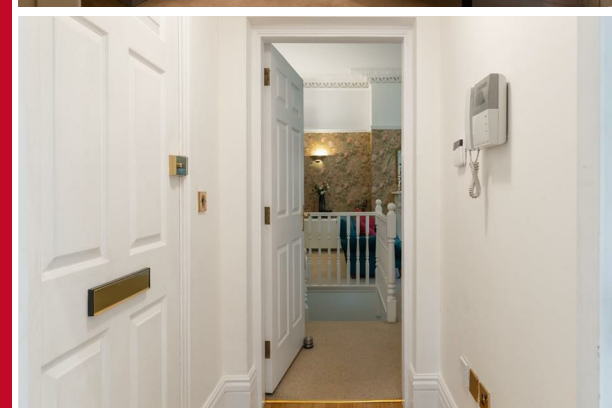
Two allocated parking spaces are conveniently located right at the front of the building, ensuring secure and easy access.

Communal Gardens:

Beautifully landscaped gardens provide a tranquil space for residents to relax and enjoy the outdoors.

Additional Information:

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	



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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.