

BELVOIR!

Offers Over £205,000



Flat 4, 34, Maple

, Leamington Spa CV32 5EY

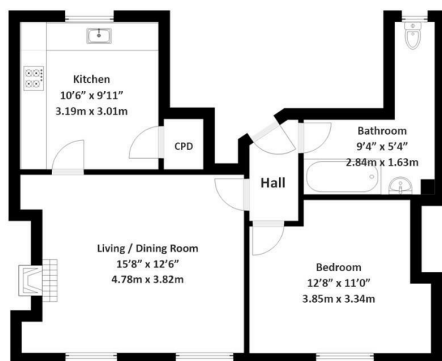
Located on the second floor of an elegant Regency townhouse, this one-bedroom apartment offers a perfect blend of classic period character and modern convenience, set on a peaceful residential street in the very heart of Leamington Spa.

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Internal Area 48.00 square metres / 517 square feet

Second Floor



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ACCOMMODATION

Step through the private hallway entrance into a thoughtfully arranged living space. To the left, you'll find a contemporary L-shaped bathroom, neatly finished and well-proportioned, offering both bath and shower options for comfort and flexibility.

Straight ahead lies the generous double bedroom, a quiet and restful retreat with ample space for storage and personal touches.

At the front of the property, the bright and airy living room is illuminated by two separate sash windows, flooding the space with natural light and offering elevated views over leafy Regency Leamington. A decorative iron period fireplace adds a lovely focal point and a nod to the building's historic charm.

This welcoming space flows seamlessly into the well presented kitchen, ideal for both entertaining and everyday living. The kitchen features sleek pale creamy-stone cabinetry with a combination of high and low-level cupboards, providing plenty of smart storage. Integrated appliances include a fridge-freezer, oven, gas hob, and washing machine. Thoughtful lighting design includes ceiling spotlights and under-cupboard illumination, creating both practicality and ambiance. There's also space for a dining table, making this a sociable and functional area.

Parking is on-street with a resident permit, ensuring convenience for both owners and visitors.

Perfect for a first-time buyer, professional, or investor, this apartment pairs period elegance with a highly desirable location. Just moments from Leamington's boutique shops, independent cafés, beautiful parks, and excellent transport links.

On street permit parking available.

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

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.