

BELVOIR!

Guide Price £340,000



Flat 8, Northumberland

, Leamington Spa CV32 6HD

**** NO ONWARD CHAIN **** A stylish and inviting 2-bedroom apartment on the first floor of a beautifully maintained period property, ideally located on one of Leamington Spa's most prestigious roads. This apartment seamlessly combines period charm with contemporary finishes and practical living spaces, while being within easy reach of the town's excellent amenities, including shops, cafes, parks, and transport links.

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Total Internal Living Area 84.41 square metres / 909 square feet



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ACCOMMODATION

Upon entering, you are welcomed into a long entrance hall, with doors leading off to all principal rooms. The first room is a versatile store cupboard/utility space, perfect for additional storage or laundry needs.

The kitchen is beautifully designed with an L-shaped layout, featuring shaker-style soft grey cupboards extending from floor to ceiling, complemented by a sleek marble worktop. Integrated appliances include an oven with a separate electric hob, while a recessed space accommodates the fridge. Spotlight ceilings and under-cabinet lighting enhance both the contemporary feel and practicality of the space.

The first bedroom features built-in wardrobes, making it ideal as a guest bedroom or home office. A generous living/dining room provides a bright and welcoming space for relaxing or entertaining, with a thoughtful use of natural and artificial lighting. There is ample room for both a lounge area and a dining setup, perfect for hosting guests.

At the end of the hallway, the apartment benefits from a stylish main bathroom, fully tiled with marble-effect tiles and featuring chic black fixtures, including a towel radiator, sink unit, a large glass shower cubicle with modern chrome fittings, and a light-up vanity mirror. The striking contrast between black fittings and marble-effect tiling gives a contemporary and luxurious feel.

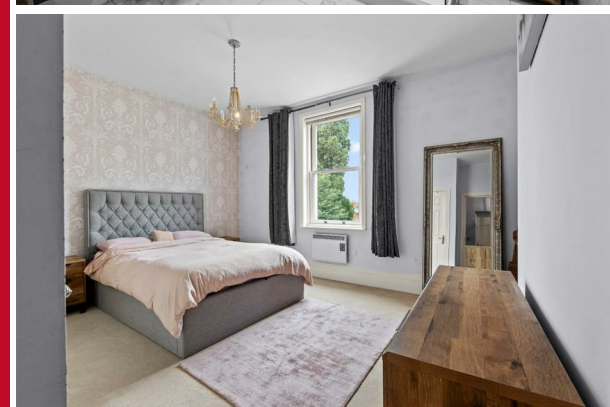
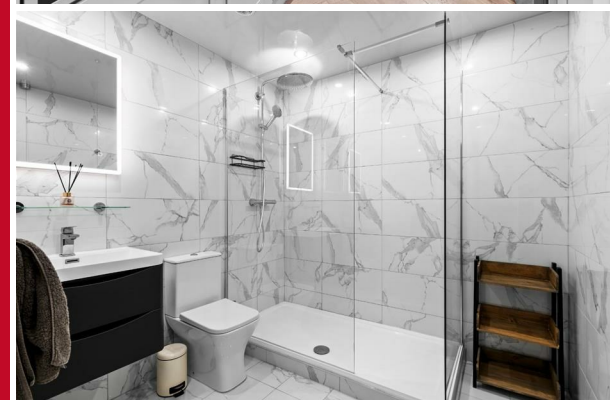
The second bedroom, located at the far right of the hall, is a comfortable double with built-in wardrobes and a private ensuite shower room. The ensuite mirrors the design of the main bathroom, with marble-effect tiles, black fixtures, a modern chrome shower, and a large light-up vanity mirror, providing a luxurious and contemporary finish.

Finished to a high standard and ready to move in, the apartment also benefits from two allocated parking spaces. Residents can enjoy a shared communal entrance and grounds, maintained for the use and enjoyment of all occupants.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	
	72		84
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.