

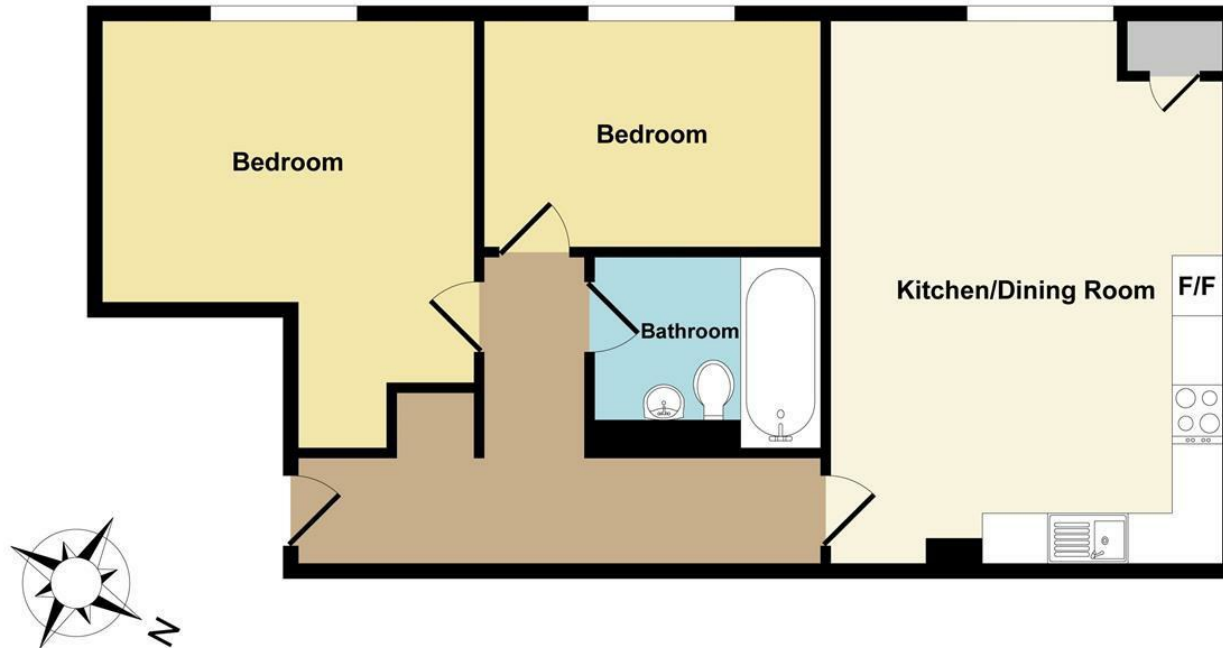
Peter Clarke
New Homes



12 Brandon Place Willes Road, Leamington Spa, CV32 4DH

Plots 12, Brandon Place
Total Approx. Floor Area 55.10 Sq.M. (593 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Approx. Floor
Area 55.10 Sq.M.
(593 Sq.Ft.)**

- NO CHAIN
- Two Bedroom First Floor Apartment
- Walking Distance To Town Centre
- New Build Conversion
- Lift Access
- Secure Entry System
- Gas Central Heating
- Underfloor Heating Throughout



£294,000

A two bedroom, first floor apartment located within walking distance of the town centre and Jephson Gardens. Briefly comprising open plan living, kitchen, dining, two bedrooms and bathroom. The property also benefits from a lift and is offered with NO CHAIN.

SPECIFICATION

KITCHEN

- Contemporary handleless matt kitchen
- Range of wall and base units
- Bosch multifunction electric oven, ceramic hob and cooker hood
- Under mounted stainless-steel sink
- 20mm quartz work surfaces and splash backs
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

BATHROOMS

- Porcelanosa bathrooms comprising:
 - Contemporary white ceramic sanitaryware
 - Large format wall and floor tiles
 - Polished chrome taps and thermostatic shower fitting
 - Clear glazed shower screen
 - Mirror with shaver point
 - Vanity cupboard
 - Towel ladder warmer in chrome finish

INTERIOR FINISHES

- Smooth plaster finish with emulsion to all internal walls and ceilings
- White satin finish woodwork and internal doors
- Chrome door furniture
- Carpets to all bedrooms
- Tiled bathroom floors

- Luxury Vinyl Tile flooring to living and kitchen areas

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas condensing boiler
- Thermostatically controlled underfloor heating
- Task lighting in kitchens
- LED recessed downlighters fitted throughout with pendant lights to living areas and bedrooms
- Pre-wired for Virgin or BT fibre
- Data points to bedrooms and living area

SECURITY

- High security front entrance door with multi-point locking system
- Fire detection and fire alarm system

EXTERNAL FINISHES

- Landscaped garden area
- Cycle storage

ICW 10-Year Structural Defects Warranty

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with share of the freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that



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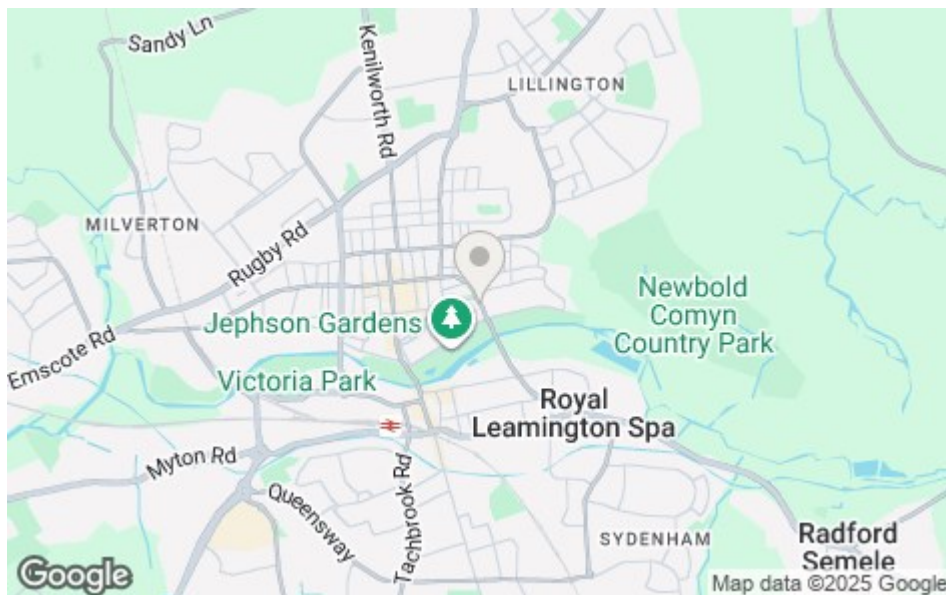
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mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is yet to be allocated.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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