



Peter Clarke
New Homes

14 Brandon Place Willes Road, Leamington Spa, CV32

£305,000

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



A delightful, two bedroom, second floor apartment located within walking distance to the Town Centre, Jephson Gardens and Leamington train station. The property benefits from open plan kitchen/living/dining, family bathroom, lift access and security entry system. Offer for sale 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

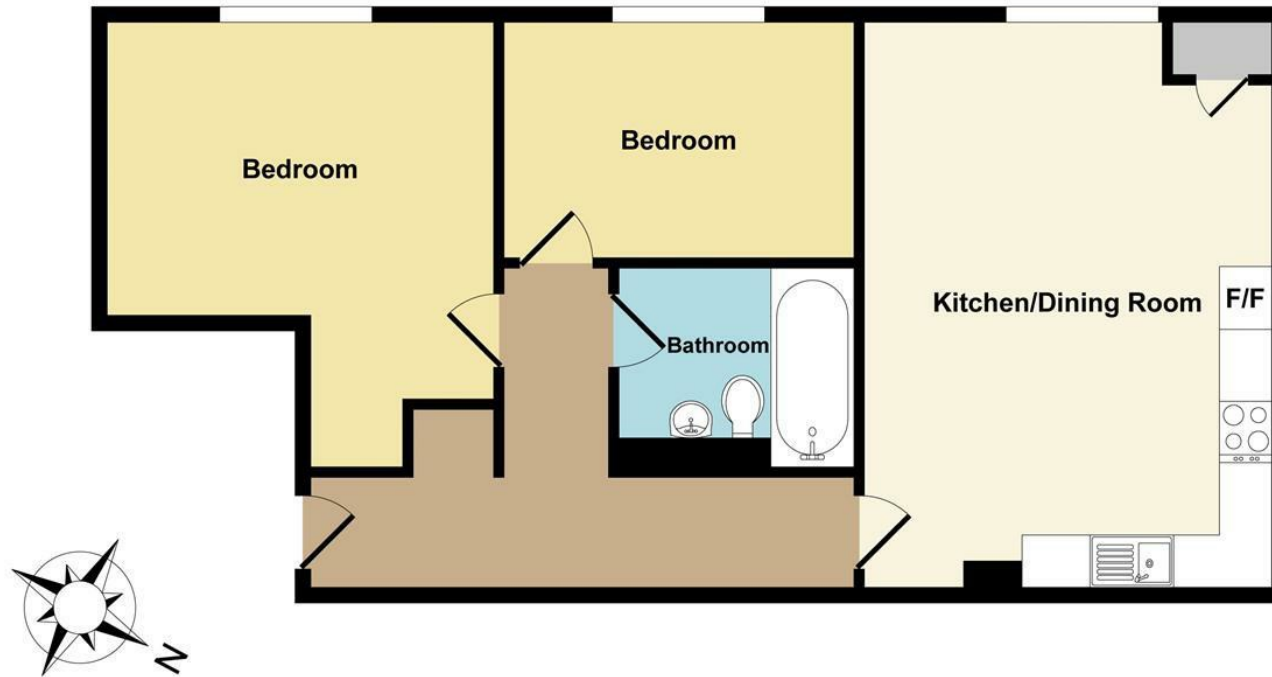
SECURITY

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



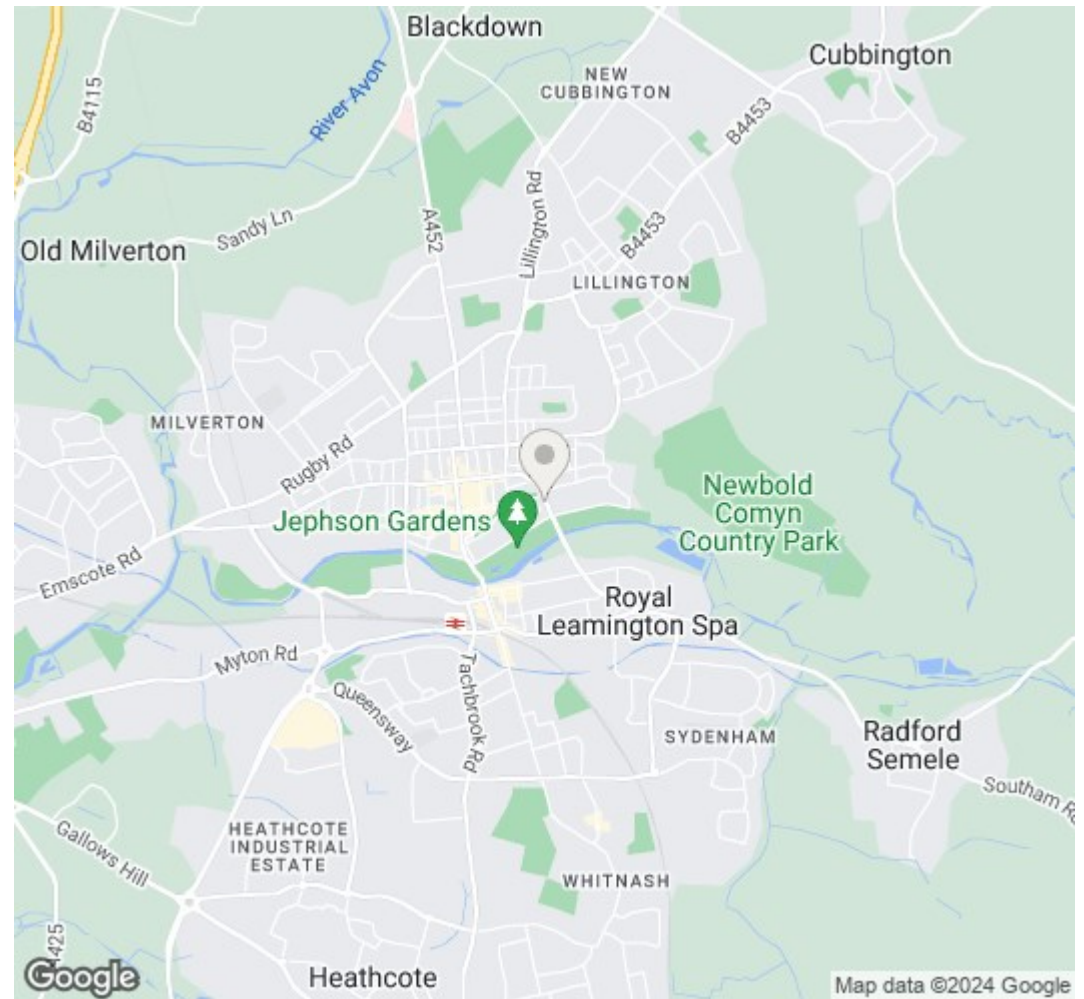
Plots 14, Brandon Place Total Approx. Floor Area 55.10 Sq.M. (593 Sq.Ft.)

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Area 55.10 Sq.M.
(593 Sq.Ft.)





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