



Union Road | Leamington Spa | CV32 5LE

Offers in the region of £310,000



**KINGSWAY**  
ESTATE AGENTS



## Key features

- Duplex First-Floor Apartment
- Allocated Parking Space
- Town Centre Location
- Spacious & Well-Presented Throughout
- EPC Rating: C

## Description

A fantastic opportunity to acquire this modernised, first-floor duplex apartment, providing three well-proportioned bedrooms, gas central heating, and a re-fitted kitchen and bathroom. The property also benefits from a covered car parking facility, in this well regarded north Leamington Spa location.

Heath Court is a purpose-built development of five self-contained apartments of varying sizes being conveniently located within easy reach of the town centre and all amenities including shops, schools, recreational facilities, and a great choice of restaurants.

We understand from the vendors, you will be owning a share of the freehold and there are 962 years remaining on the lease. The service charge is £60 a month which has been decided by the owners of Heath Court Apartments.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C





Living/Dining Room

15'5" x 16'6"

Kitchen

10'4" x 6'11"

Master Bedroom

13'10" x 10'1"

Bedroom Two

10'0" x 8'8"

Bedroom Three

10'0" x 6'2"



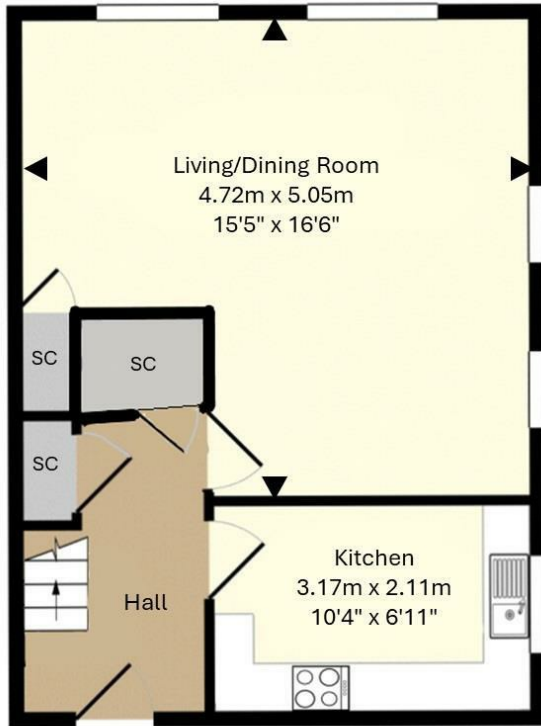




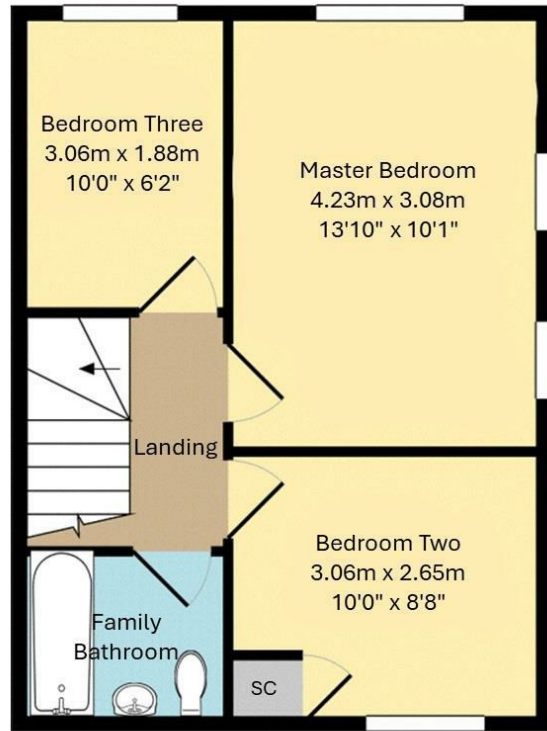




# Floor plans



First Floor  
Approx. 34.5 sq. metres (372 sq. feet)



Second Floor  
Approx. 34.5 sq. metres (372 sq. feet)

**Total Floor Area Approx. 69.1 sq. metres (744 sq. feet)**



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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