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**Alderman Way, Leamington Spa, CV33 9GF**



# Property Description

\*\*\*RURAL SETTING WITH OPEN FIELD VIEWS – NO ONWARD CHAIN\*\*\* Positioned in the popular village of Western Under Wetherley is this redeveloped 1900 period building offering a generously proportioned third floor apartment. Weston-Under-Wetherley is a popular village conveniently situated just 3 miles to the North-East of Royal Leamington Spa. Situated in the Old Courtyard Development this top floor apartment features unspoilt views across the countryside.

In brief the property comprises of; wide entrance hall, an open plan living / kitchen area and windows on three aspects. The kitchen has integrated appliances and a breakfast bar countertop. The master bedroom has an en-suite shower room. There are two further bedrooms both of good size and a family bathroom. Two large Fantasia™ ceiling fans have recently been fitted in the dining area and master bedroom. The property also benefits from two allocated parking spaces, double gazing, gas central heating and communal gardens to enjoy the views this location has to offer.

\* Viewing strongly recommended to appreciate the size of this property and its outlook \*

We have been informed by the current owner that there are 975 years remaining on the lease. The service charge is £120 per month and ground rent is £115 per annum. This information needs to be checked via the buyers solicitors as we have not seen evidence of this and this is the buyers responsibility and Loveitts hold no liability over this information.









### Floor Plan

TOTAL: 93.4 m<sup>2</sup> (1,005 sq.ft.)

Floor area 93.4 m<sup>2</sup> (1,005 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Key Features

- Long Lease Of 975 Years
- Top Floor Apartment With Magnificent Panoramic Country Views
- Large Open Plan Living and Dining Area
- Three Bedrooms
- Two Bathrooms Including an En-Suite
- Allocated Parking For Two
- Ideal Investment Property
- Gas Central Heating
- EPC Rating D
- Council Tax Band D

**Offers Over  
£250,000**

EPC Rating - D

Tenure - Leasehold

Council Tax Band - D

Local Authority -