



Connells

Napoleon House Livery Street
Leamington Spa



Property Description

TOWN CENTRE LOCATION ***NO ONWARD CHAIN***

A well-presented and spacious two bedroom upper floor apartment positioned right in the heart of Leamington Spa. Available for sale with NO CHAIN and situated in the fashionable Regents Court development with all Leamington Spa has to offer on the doorstep.

The apartment itself briefly comprises immaculate communal entrance with lift to all floors, welcoming private entrance hallway within the apartment, open plan living kitchen dining, two double bedrooms, en-suite to the master and family bathroom. Also benefitting from allocated parking.

Communal Entrance

Well-maintained communal entrance, having stairs and a lift to all floors.

Entrance Hallway

Welcoming entrance hallway comprising a cupboard providing space for a washing machine, an electric radiator and doors to the lounge area and both bedrooms.

Lounge Area

15' 5" max x 16' 9" (4.70m max x 5.11m)

Spacious, light and airy lounge area. Comprising a television point, electric radiator, ceiling spotlights, double glazed French doors with Juliet balcony. With open access to the kitchen area.

Kitchen Area

9' 3" x 11' 3" (2.82m x 3.43m)

Fitted with wall and base units with complimentary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There is a double electric oven, electric hob with cooker hood over and integrated dishwasher and fridge/freezer. Comprising ceiling spotlights and tiled flooring.

Bedroom One

9' 3" max x 15' 8" (2.82m max x 4.78m)

Double bedroom having two fitted wardrobes, an electric radiator, ceiling spotlights, a double glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, a shower cubicle, low level W/C, fully tiled walls, a shaver point and ceiling spotlights.

Bedroom Two

12' x 10' 2" (3.66m x 3.10m)

Double bedroom comprising an electric radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, fully tiled walls, tiled flooring, a shaver point and ceiling spotlights.

Agent's Note

The property is leasehold with a lease length of 125 years from 1st January 2004. The property is subject to management costs- further information available upon request.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA312590

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SPA312590 - 0004