



# Morton House Morton Street Leamington Spa CV32 5TR

for sale offers over  
**£375,000**



## Property Description

Luxury two double bedroom apartment for sale with no onward chain!

Located a short walk to the Leamington Spa town centre, this luxurious top floor apartment offers generous and immaculately presented accommodation throughout.

The property features a welcoming entrance hall leading to a stunning open plan kitchen, living, dining area - perfect for modern living and entertaining. There are two spacious double bedrooms, including a master bedroom with a stylish ensuite shower room as well as the contemporary family bathroom.

Externally the property benefits from two covered allocated parking spaces, a rare and valuable feature so close to the town centre.

This exceptional apartment combines elegant design, comfort and convenience, making it an ideal home for professionals or anyone seeking high quality town centre living.

## Communal Entrance

Well-maintained communal entrance with stairs to all floors.

## Entrance Hallway

Welcoming entrance hallway having a telephone entry system, a velux window to side elevation and doors to the shower room and open plan kitchen living dining room.

## Open Plan Lounge/Kitchen/Diner

31' 1" max x 18' 1" restricted head height ( 9.47m max x 5.51m restricted head height )

## Lounge/Dining Area

Generously sized lounge/dining benefitting from ample natural light. Comprising telephone and television points, two radiators, ceiling spotlights, two double glazed dormer windows to side elevations and a feature glass doors leading to both bedrooms.

## Kitchen Area

Immaculate and modern kitchen, fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, AEG induction hob with extractor fan over, a washer/dryer, dishwasher, wine cooler and under counter fridge and freezer. Having a central island and breakfast bar and velux and dormer windows to front and side elevations.





## Master Bedroom

12' 9" x 10' 11" ( 3.89m x 3.33m )

Double bedroom comprising a radiator, double glazed dormer and velux windows to side elevation and a door to ;

## En-Suite

Fitted with a three piece suite with underfloor heating, comprising a wash hand basin and vanity unit, bath with mixer taps and a low level W/C. Having partly tiled walls, a shaver point, an extractor fan and a double glazed dormer window to side elevation.

## Bedroom Two

7' 11" x 10' 6" restricted head height ( 2.41m x 3.20m restricted head height )

Double bedroom comprising a radiator and a double glazed dormer window to front elevation.

## Shower Room

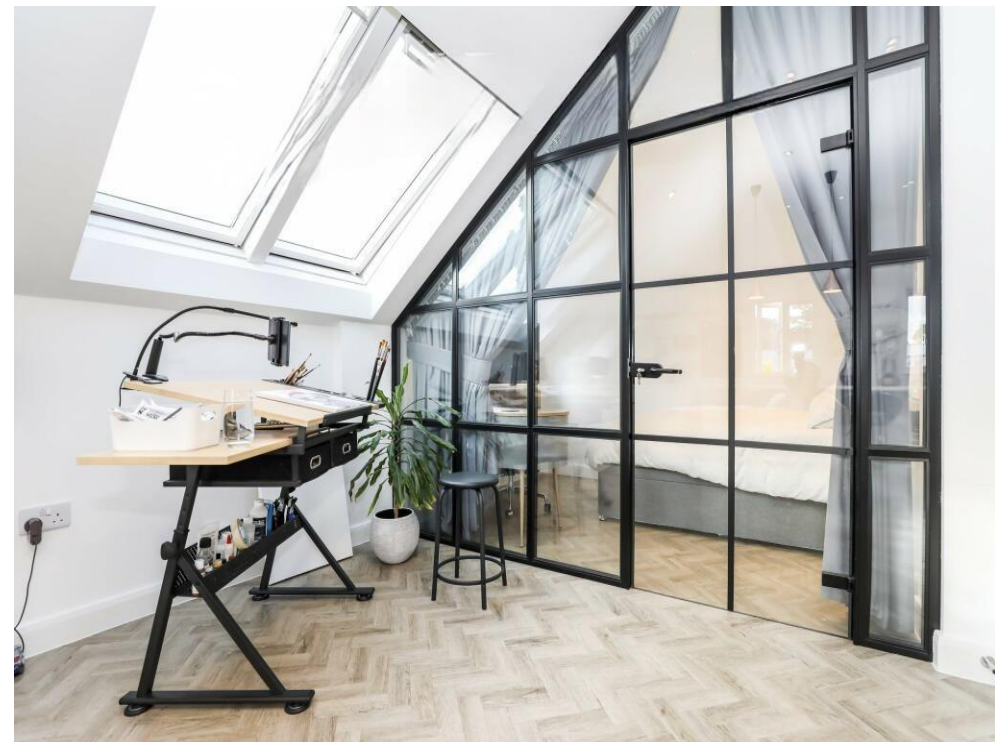
Fitted with a three piece suite, comprising a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having partly tiled walls, a shaver point, an extractor fan and a fitted towel rail.

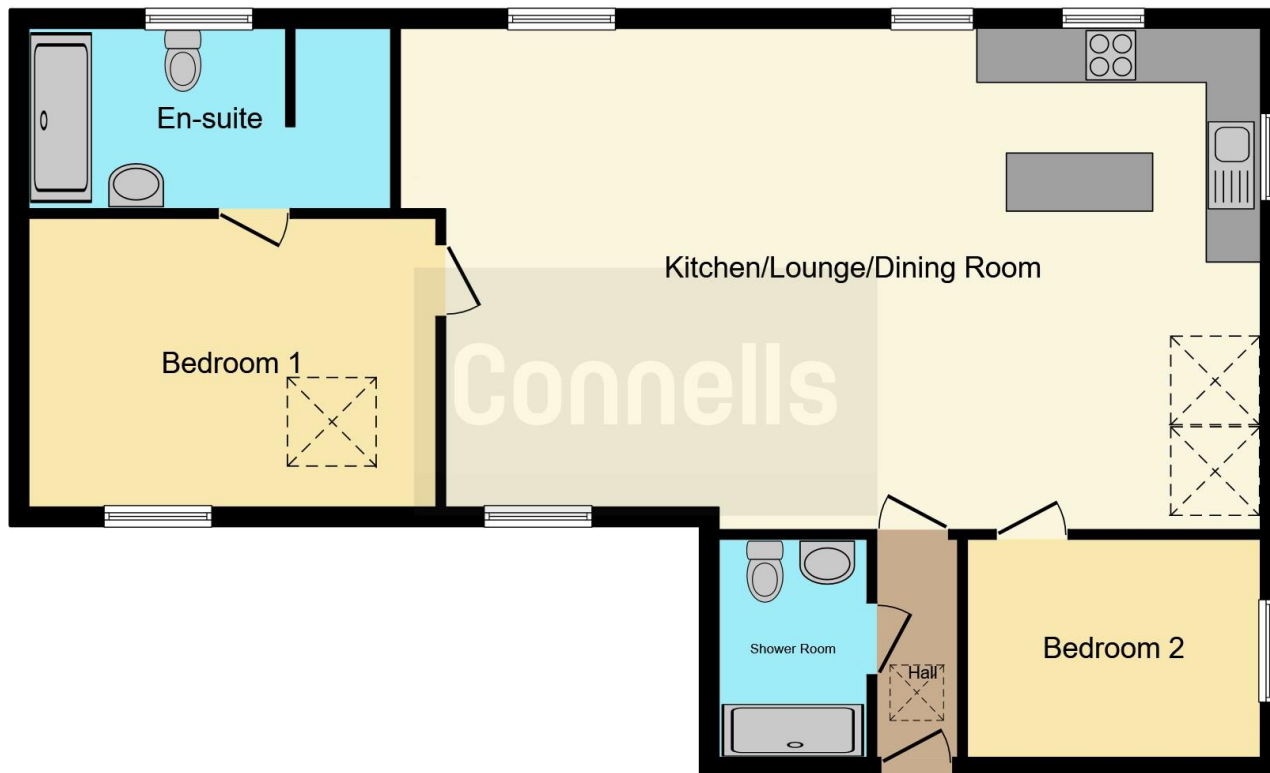
## Parking

Two covered allocated parking spaces with potential to add a EV charge point.

## Lease Information

The property is sold with a share of the freehold. The lease length of 999 years from 1st October 2017. This property is subject to management costs to include; an annual service charge of £410. Further information available upon request.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax  
 Band: D

Service Charge: 410.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: SPA314792 - 0003

