



Flat 4, 1 Bertie Terrace

Leamington Spa **CV32 5BL**

Guide Price £315,000

Flat 4, 1 Bertie Terrace

Warwick Place

This charming second floor apartment is located within this imposing Grade II Listed Regency building and perfectly positioned within this fashionable north west pocket of Milverton, just a short stroll from the town centre and train station of Leamington Spa. Dating back to 1842, this Georgian conversion boasts a wealth of original character features including tall ceilings, sash windows and spacious rooms. The deceptively spacious accommodation includes a welcoming entrance hallway from which radiates doors to all rooms within the apartment. To one side there is a spacious, bright and airy open plan living, dining kitchen with stunning views over the roof tops to the front aspect. There are two double bedrooms on offer; the main bedroom benefiting with an ensuite shower room and there is also a separate family bathroom. Other advantages include being sold with no onward chain.

LOCATION

Bertie Terrace lies a short distance west of Leamington Spa town Centre, being within walking distance of the full range of facilities the town centre offers including high street stores and independent retails, artisan coffee shops, restaurants and gastro pubs. There are excellent local road links available to neighbouring towns and centres including the Midland motorway network, with Leamington Spa railway station providing regular commuter rail links to London and Birmingham, amongst other destinations.

ON THE GROUND FLOOR

Communal Area

There is a secure communal entrance door to the front of the property with clearly marked intercom system to each apartment within the block. The communal areas offer immense tall ceilings and sweeping stairs rising to the upper levels where you will find the apartment's main front door on the second floor.

ON THE SECOND FLOOR

Entrance Hallway

6.39m x 1.59m (20'11" x 5'2")

This spacious and welcoming entrance hallway is bright and airy, crisp and white and offers lots of storage with a combination of two cupboards, one of which is being used as a handy utility cupboard with plumbing for the washing machine. The flooring has been laid with a solid timber floor of which continues throughout the apartment and doors lead off to all rooms.

Open Plan Reception Dining Kitchen

7.37m x 5.36m (24'2" x 17'7")

This fabulous reception room offers great proportions with tall ceilings and lots of natural light flooding through the two large sash windows with amazing roof top views. The room is divided up with a kitchen to one side with an array of timber eye level and base units, complimentary works tops and tiled splash back areas. Integrated appliances include an oven, a gas hob, an extractor hood and a dishwasher with space for a stand up fridge freezer in this handy recess. The room

naturally runs into a dining section in the middle and a living area to the other side.

Bedroom One

5.09m x 3.51m (16'8" x 11'6")

This double bedroom is set to the side of the property and has two large velux style roof windows. The timber flooring runs through from the entrance hallway and a door leads into the ensuite.

Ensuite

3.53m x 1.35m (11'6" x 4'5")

This modern fitted ensuite is entirely tiled and offers a glazed shower cubicle, a wash hand basin and low level flush wc. A velux style roof window sheds light within.

Bedroom Two

3.89m x 3.11m (12'9" x 10'2")

A further double bedroom located to the rear of the property with large sash window, solid timber flooring continued fresh decoration and tall ceilings.

Bathroom

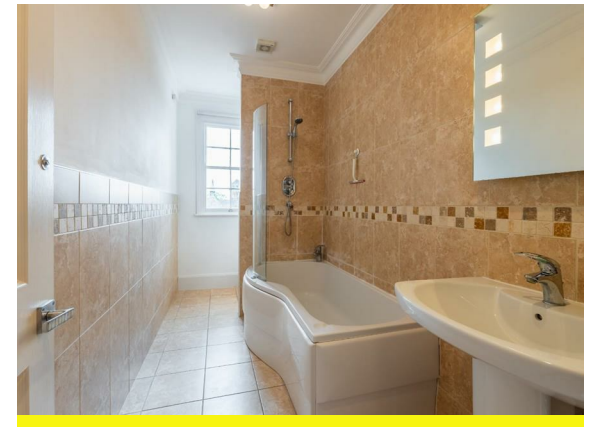
3.88m x 1.64m (12'8" x 5'4")

This modern fitted bathroom is entirely tiled in the same tiles and colours as the ensuite and has a large opaque sash window to the rear aspect. There is a bath with shower over, a wash hand basin and low level flush wc.

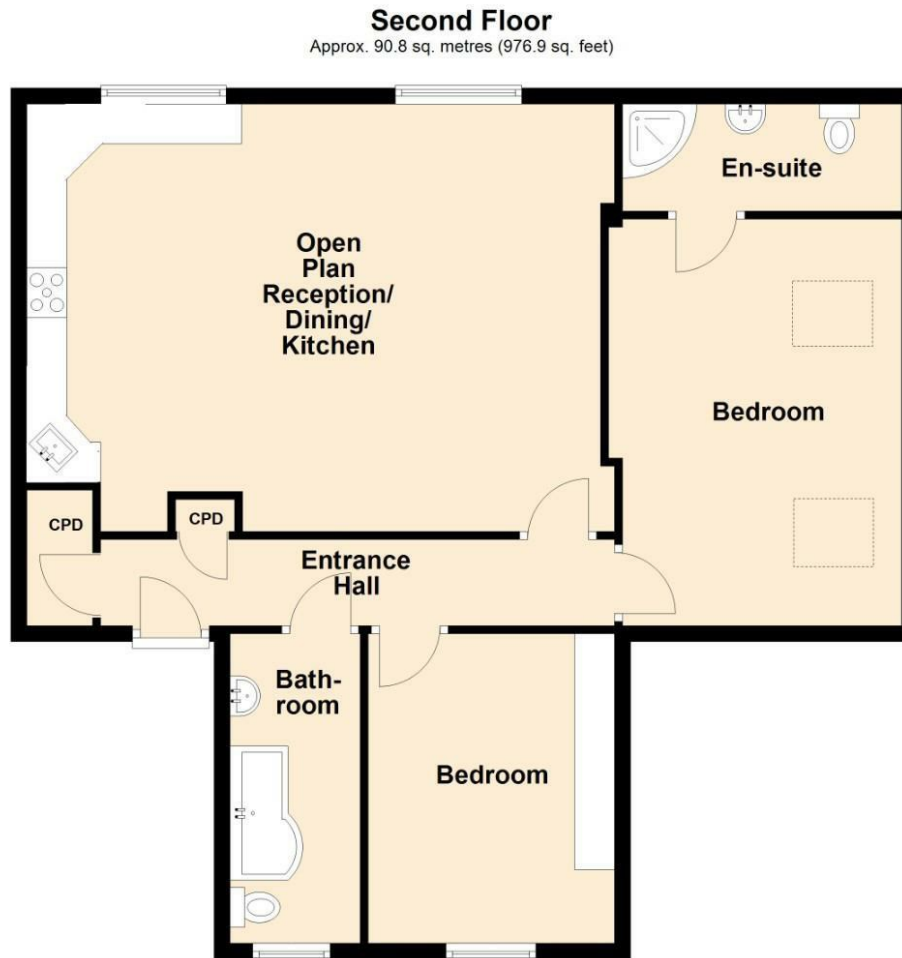
Features

- Second Floor Apartment
- No Onward Chain
- Immaculately Presented Throughout
- Town Centre Location
- Immense Open Plan Living Kitchen Dining
- Two Double Bedrooms
- Master Ensuite
- Tall Ceilings
- Fantastic Roof Top Views





Floorplan



Total area: approx. 90.8 sq. metres (976.9 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

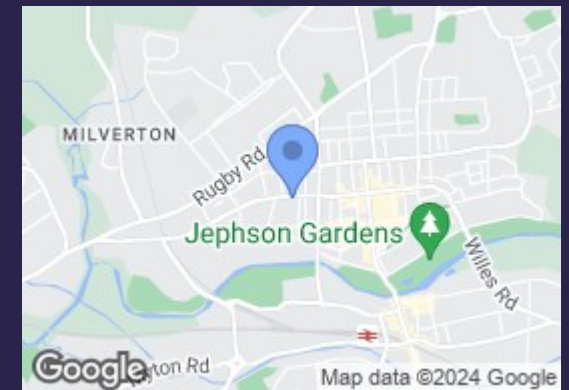
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

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

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