



7 George House, Parade

Leamington Spa **CV32 4DG**

Guide Price £350,000

7 George House, Parade

Being impressively positioned with a dual aspect to the corner of the Parade and Clarendon Avenue, this light and spacious two double bed roomed apartment is situated within a high quality conversion of an imposing Victorian building. With views from the lounge and principal bedroom extending to the Parade and Christchurch Gardens, the accommodation includes a spacious lounge/dining room with dual aspect windows, well equipped open plan kitchen, two spacious double bedrooms, the master of which has an en suite cloakroom, there also being a principal shower room. Externally the apartment is complemented by a secure allocated parking space accessed via an electrically gated entrance from Guy Street. Overall this is an excellent opportunity to purchase a stylish and spacious apartment of character within a prime central Leamington location.

LOCATION

George House is superbly located for access to the complete range of Leamington's town centre facilities including shops and independent retailers, parks, bars, restaurants and artisan coffee shops. Leamington Spa railway station provides regular commuter rail links to numerous destinations notably London and Birmingham, there also being excellent local road links available to neighbouring towns and centres, along with links to the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

IMPRESSIVE COMMUNAL ENTRANCE AREA

Which is accessed by a telephone entry system, having lift to the upper floors and stairs which ascend to:-

SECOND FLOOR LEVEL

Where a private entrance door gives access to the apartment itself and:-

SPACIOUS RECEPTION HALLWAY

With dark oak laminate flooring, built-in cupboard housing the water system, electric radiator, entry telephone and panelled style doors radiating to:-

LOUNGE/DINING ROOM

6.02m x 3.81m (19'9" x 12'6")

A beautifully light and spacious room with a dual aspect to the Parade and Clarendon Avenue having shuttered windows to both elevations affording an outlook over Christchurch Gardens, dark oak laminate flooring, electric radiators and open plan access to:-

KITCHEN

3.40m x 1.96m (11'2" x 6'5")

Being fitted with a range of contemporary units in a grey panelled style finish comprising inset stainless steel sink unit with drainer and mixer tap, worktops with tiled splashbacks and a range of base cupboards and storage cupboards, inset AEG electric hob with stainless steel filter hood over and fitted AEG electric oven below, integrated slimline dishwasher, together with integrated washing machine, electric radiator and window providing an outlook to Christchurch Gardens.

MASTER BEDROOM

4.27m x 3.25m (14'0" x 10'8")

Again having a window providing an outlook to Christchurch Gardens, built-in wardrobing with overhead storage, electric radiator, dark oak laminate flooring and double doors giving access to:-

Features

Impressive Second Floor Apartment

Prime Central Leamington Location

Lounge/Dining Room With Dual Aspect Views

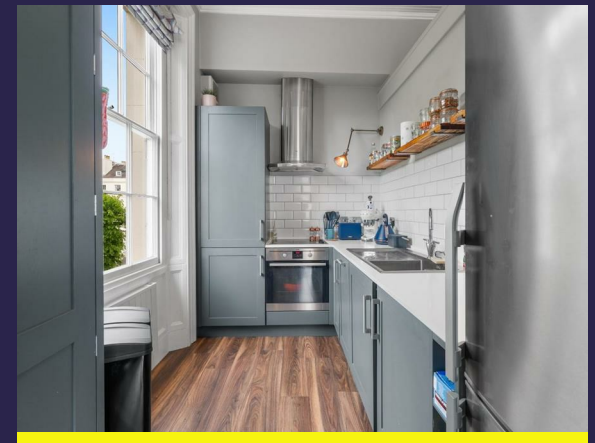
Kitchen

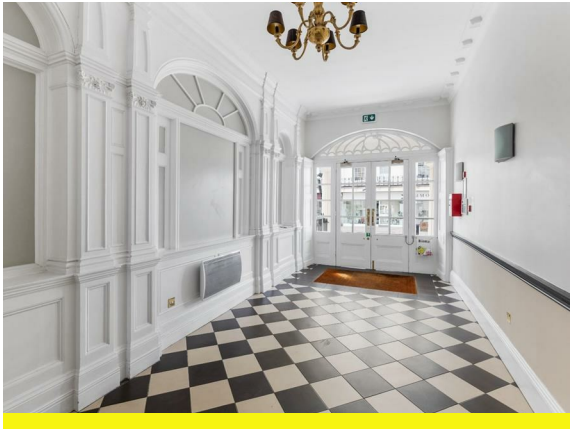
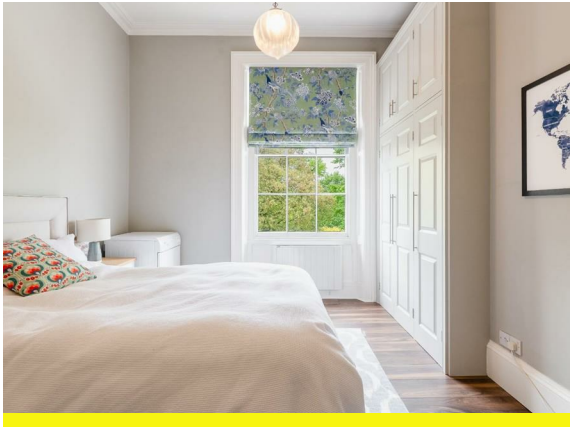
Two Large Double Bedrooms

Bathroom and En Suite Cloakroom

Secure Allocated Parking Space

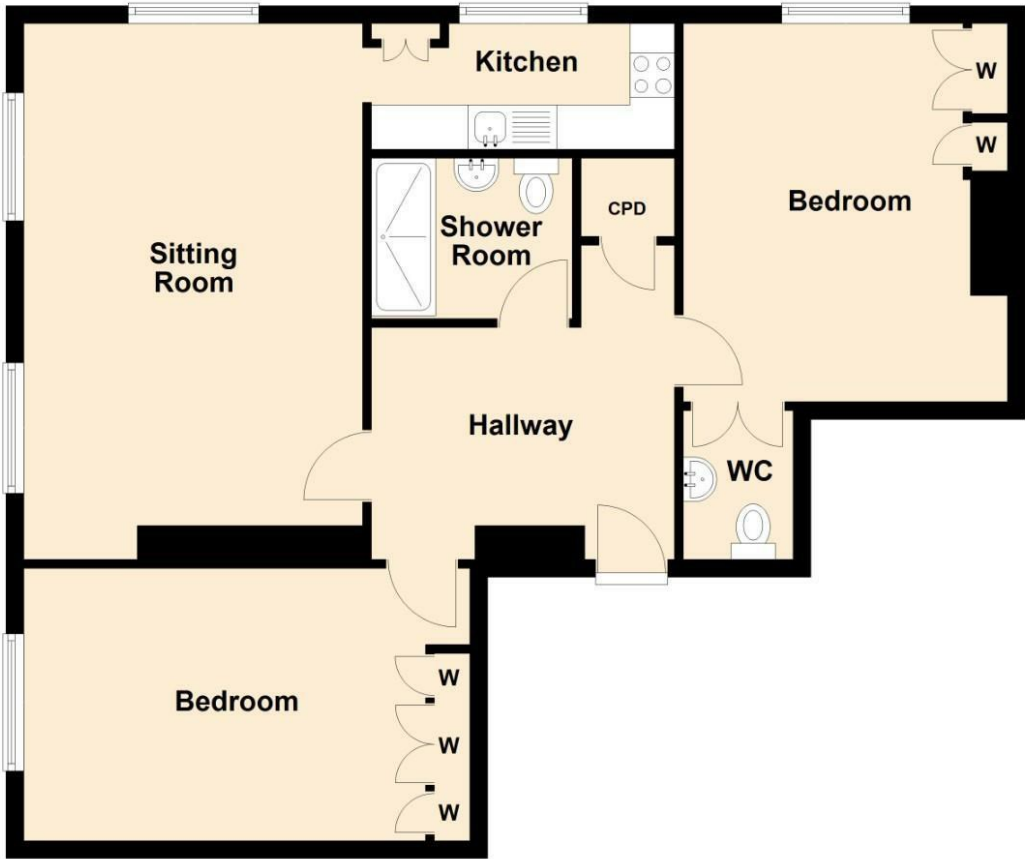
Close to All Town Centre Amenities





Floorplan

Second Floor



Total area: approx. 78.5 sq. metres (845.0 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

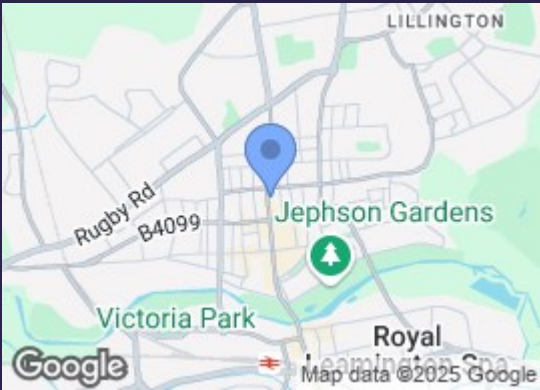
Services

We understand that mains water, electricity and drainage 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.

Specifically excluded unless mentioned in these sales particulars.

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	EU Directive 2002/91/EC	