

VICTORIA POINTE, LEAMINGTON SPA CV31 3SR



A SPACIOUS TWO DOUBLE BEDROOM APARTMENT IN SUPERB SPEC, LOCATED WITHIN A SHORT WALK OF LEAMINGTON SPA TOWN CENTRE AND TRAIN STATION.

- NO CHAIN
- WALKING DISTANCE TO TOWN CENTRE AND RAILWAY STATION
 - TWO ALLOCATED PARKING SPACES
 - LONG LEASE
- HIGH SPEC WITH ALL FIXTURES AND FITTINGS INCLUDED
 - BALCONY
 - TWO DOUBLE BEDROOMS
 - BATHROOM
 - OPEN PLAN LIVING AREA
- WELL KEPT COMMUNAL AREAS

2 BEDROOMS

PRICE GUIDE £350,000

A spacious two double bed roomed high-spec apartment located within easy walking distance of Leamington Spa town centre and Leamington railway station. This apartment has been improved and well looked after and is being sold with no onward chain.

This is a unique apartment with beautiful views of Victoria Park, a stunning open plan living area, which has a balcony to further appreciate the view on offer. The apartment is being sold fully furnished throughout and is live in ready.

Benefiting from being a top floor apartment, it's eye catching open plan living area will need to be viewed to be fully appreciated. An excellent social area, with a generous kitchen, lounge and dining area all encompassing.

A modern, trendy and superbly located apartment, this is the ideal purchase for commuters or those wanting a property within walking distance to the town centre.

The complex has a secure video entry phone system and perfectly kept communal areas. Having only been built in recent years by AC LLOYD, the property will still be within it's NHBC warranty too.

Book your viewing early!

The property has no onward chain and is being sold as seen with all fixtures and fittings, which are of a very high quality - INCLUDED!

Front

Victoria Pointe is set in landscaped grounds and surroundings. There are two allocated parking spaces within the private development, for residents only.

Entrance Hallway

Spacious sized entrance with radiator, timber doors to all accommodation, video entry phone point, useful large deep storage cupboard and spotlights to ceiling.

Open Plan Living Area 23'9" x 18'10" (7.25 x 5.75)

Fantastic open social space that whilst open plan has clear separate areas in the kitchen, dining and living room areas. Plenty of natural light through double glazed windows, overlooking Victoria Park, as well as a double glazed French door leading to the balcony area.

Fitted with a comprehensive range of high gloss white flat fronted wall and base units, contrasting solid working surface and upstands over, underslung one and a half bowl sink unit with mixer tap, twin ovens/grills, integrated refrigerator, integrated freezer, integrated dishwasher and integrated washing machine, eye level wall cupboard, four point stainless hob with filter hood over, cupboard concealing Worcester combination boiler.

Master En-Suite 14'5" x 12'1" (4.40 x 3.70)

Spacious double bedroom with two double glazed windows to the rear aspect and views of Victoria Park, fitted wardrobes and a further fitted storage space with space for clothes rail, radiator and light point to ceiling.

En-Site 6'11" x 3'11" (2.13 x 1.20)

Fitted with low level WC, semi pedestal wall hung wash hand basin with mono-mixer and splashback, fully tiled shower cubicle with wall mounted shower with fixed rainwater style shower head over and separate angled shower attachment and heated towel rail.

Bedroom Two 12'0" x 8'8" (3.67 x 2.65)

A further double bedroom also benefiting from a double glazed window to the rear aspect, overlooking Victoria Park, radiator and light point.

Bathroom 6'7" x 5'6" (2.01 x 1.70)

With a double glazed window to the rear aspect, low level WC, sink, bath with shower attachment, heated towel rail and light point.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

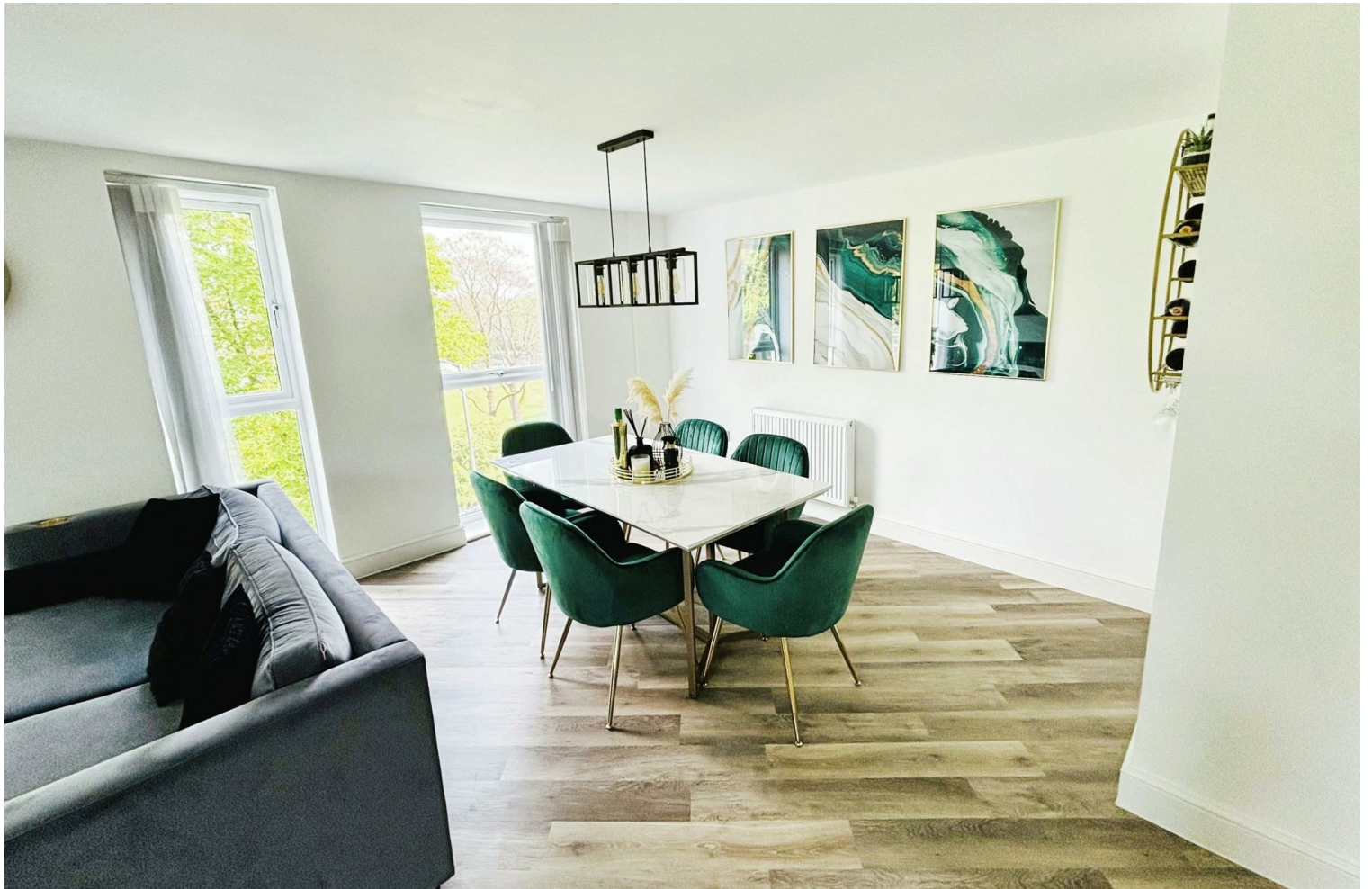
The Council Tax Band is C.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 997 years remaining on the lease, service charge is £1,533.50 and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Viewings

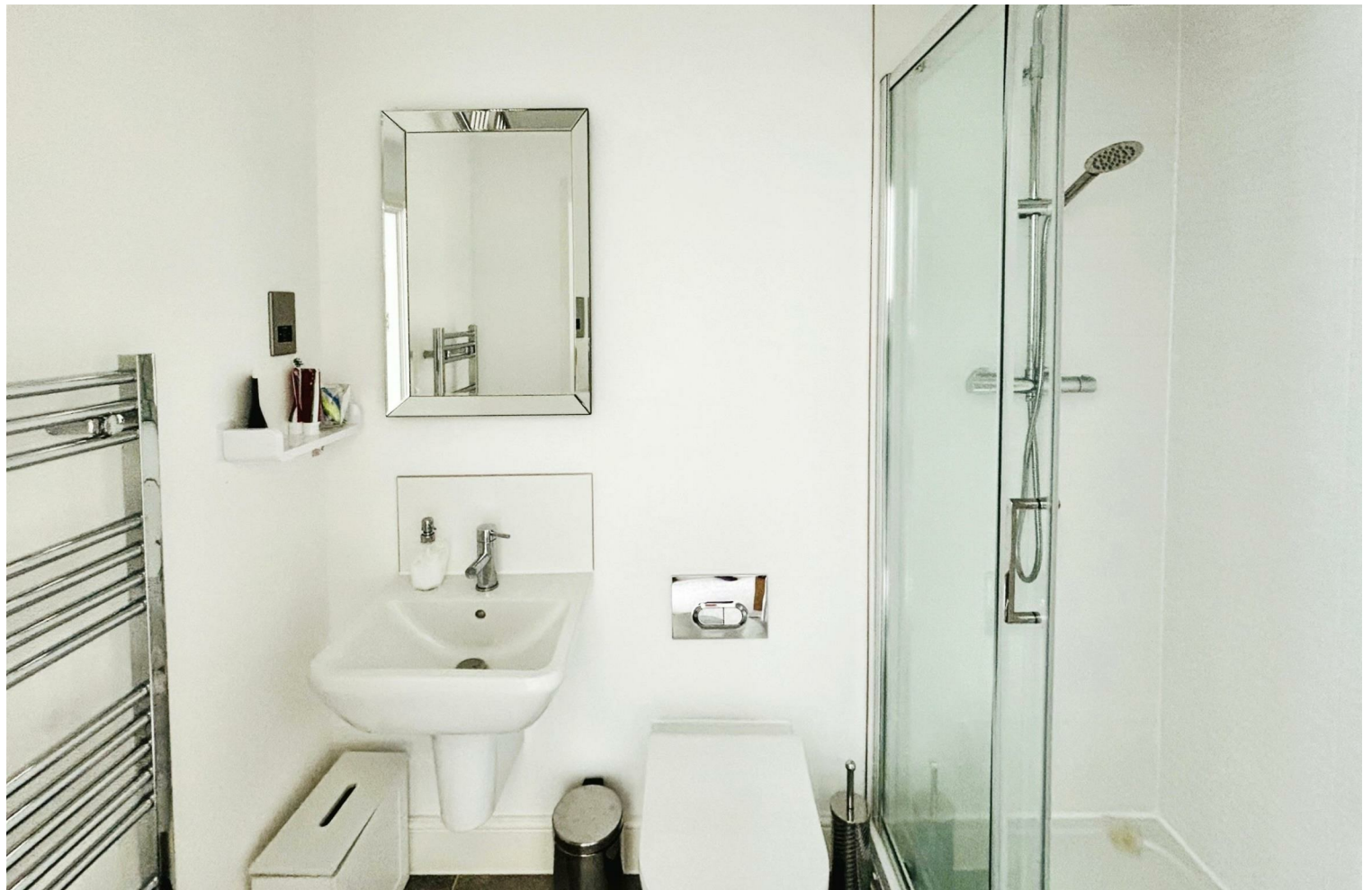
Strictly by appointment through Hawkesford on 01926 438123







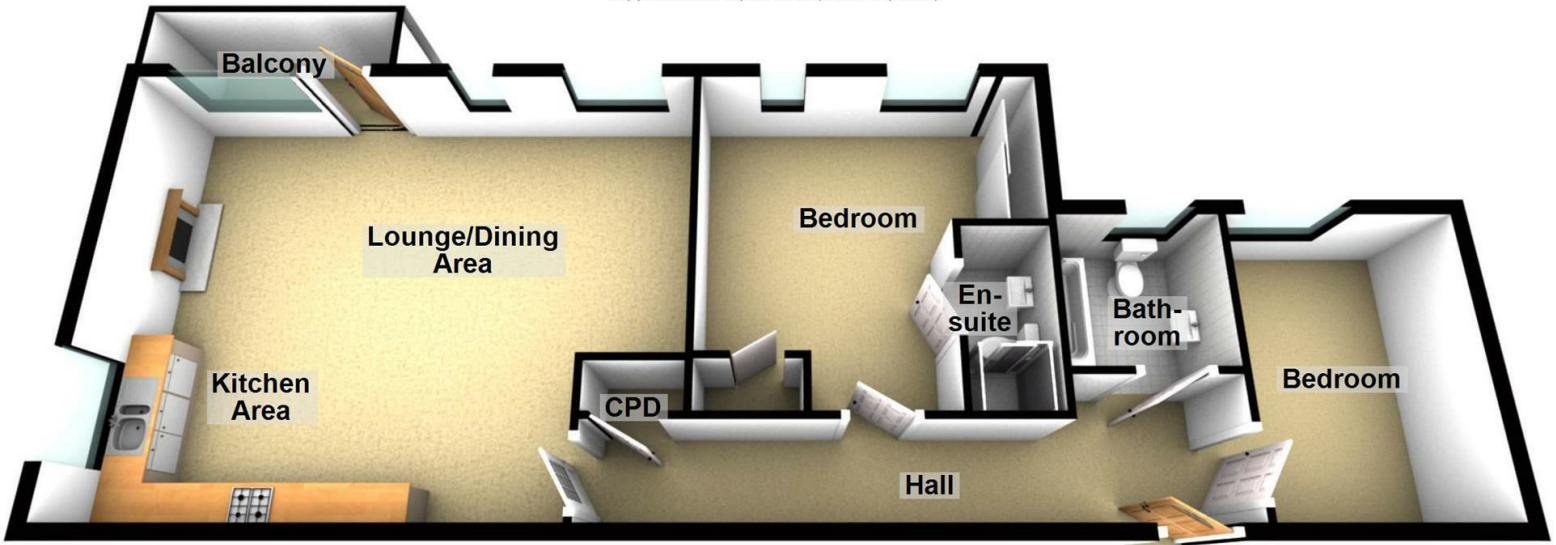






Second Floor

Approx. 85.5 sq. metres (919.8 sq. feet)



Total area: approx. 85.5 sq. metres (919.8 sq. feet)

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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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