



1 Warren Court Leamington Spa

£850 PCM

EHB Residential are delighted to offer this well presented ground floor apartment providing very well proportioned two double bed roomed, gas centrally heated accommodation, benefitting from a refitted kitchen, in this highly regarded north Leamington Spa development. The property comprises in further detail: Ground floor access to private hallway, with shower room, two double bedrooms, fully fitted kitchen, spacious and light lounge with sunny balcony off. The property is available now on an unfurnished basis.

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Warren Court Is a popular and established development of purpose built apartments conveniently sited for easy access to the town centre and all amenities including shops, schools and recreational facilities. In recent years, the development has proved to be particularly popular to both owner occupiers and investors.

The Property Is a well presented ground floor apartment providing gas centrally heated two double bed roomed accommodation which features a pleasant through lounge with balcony, refitted kitchen, upvc framed sealed unit double glazing and is offered to an excellent standard of presentation throughout. The property is particularly well sited within the development overlooking communal gardens to front and rear and unallocated off road parking.

In further detail the accommodation comprises:-

Communal Entrance Hall With storage cupboard, leads to...

Private Entrance Hall With radiator, utility cupboard with washing machine.

Lounge/Dining Room 5.64m x 3.35m(18'6" x 11') With French door and French windows to balcony, radiator, TV point.

Refitted Kitchen 3.35m x 2.13m(11' x 7') With a range of base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap, Neff oven and four ring ceramic hob unit with stainless steel splash back, extractor, built in dishwasher, recess with stand alone fridge freezer and a radiator.

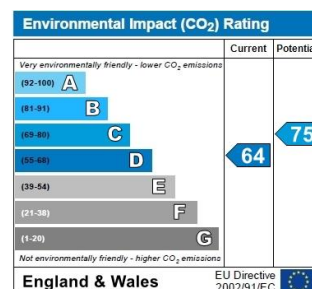
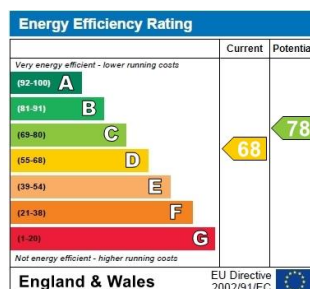
Bedroom One 3.35m x 3.51m(11' x 11'6") With radiator.

Bedroom Two 3.35m x 3.45m(11' x 11'4") With radiator.

Shower Room/WC 2.13m x 1.68m(7' x 5'6") Being tiled with shower cubicle with Triton shower unit, pedestal basin, low flush WC, chrome heated towel rail, boiler cupboard containing gas fired central heating boiler and programmer.

Location Proceeding north from our office via Clarendon Place, on reaching the roundabout take the third exit into Lillington Avenue and proceed for its entirety. Turn left at the traffic island into Warren Close and Warren Court will be found located immediately on the right hand side, identified by an agents for sale board.

Warren Court Warren Close
Leamington Spa
CV32 6LB



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