

**ehB**  
RESIDENTIAL

Your Property - Our Business



10, Albany Terrace, Leamington Spa



ehB Residential are pleased to offer 10 Albany Terrace, which is an excellent opportunity to acquire a well proportioned, spacious, attractively styled, modern, three storey end townhouse, providing well appointed five bed roomed and three bathroomed accommodation. Arranged over three floors with many notable features of which the open plan living/kitchen arrangement, first floor lounge, butlers pantry and charming landscaped gardens are particularly noteworthy.

#### [Albany Terrace](#)

Located just off Warwick Place is a popular and established residential location comprising many fine period dwellings,

being conveniently sited within walking distance of the town centre and excellent range of local facilities and amenities including local shops, schools for all grades including renowned private schools and a variety of recreational facilities including the near by Dell Recreational Park. Albany Terrace has consistently proved to be exceptionally popular.

The property also includes a garage and off-road car parking facility, and has been maintained to a good standard throughout and is offered with immediate vacant possession. The agents consider internal inspection to be essential for the size, level of appointment and situation to

be fully appreciated.

In detail the accommodation comprises:-

#### [Entrance Hall](#)

With timber and glazed panelled entrance door with coloured leaded light, radiator, staircase off, turned balustrade, under stair cupboard.

#### [Dining Room](#)

13' x 9'9" (3.96m x 2.97m)  
With double radiator, bay window.





#### Cloakroom/WC

With low flush WC, pedestal basin with tiled splashback, extractor fan, radiator.

#### Well Fitted Dining/Kitchen

15'6" x 14'6" (4.72m x 4.42m)

With extensive range of base cupboard and drawer units with complimentary rolled edge work surfaces and returns, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in stainless steel four ring hob unit and splashback with extractor hood over, double oven, dishwasher, fridge, matching island unit incorporating wine rack, further three quarter height cupboards with shelving,

tiled floor, double radiator, twin French doors overlooking rear garden. Access to the garage.

#### Utility Room

5' x 7' (1.52m x 2.13m)

With range of base cupboard, rolled edge work surfaces, space for freezer, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, high level cupboards, plumbing for automatic washing machine, tiled floor, extractor fan, downlighters, alcove with shelved unit.

#### Stairs and First Floor Landing

With radiator, turned balustrade.

#### Lounge

14'4" x 15'7" (4.37m x 4.75m)

With Adam style fireplace with marble insert and hearth, gas real flame effect fire and connection, two double radiators, TV point.

#### Butler's Pantry

8'4" x 5'2" (2.54m x 1.57m)

With a range of base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit, mixer tap, tiled splashbacks, matching range of high level cupboards, extractor fan, downlighters, radiator, appliance space.





#### Bedroom One

12'3" x 15'6" (3.73m x 4.72m)

With two double built-in wardrobes, hanging rail, shelves, two double radiators, bay window.

#### En-Suite Shower Room/WC

8' x 5'9" (2.44m x 1.75m)

With tiled shower cubicle, Triton shower unit, wash hand basin inset to vanity unit, low flush WC, radiator.

#### Bedroom

17'4" x 7'10" (5.28m x 2.39m)

With two double radiators, windows to two aspects.

#### Stairs and Second Floor Landing

Access to roof space, airing cupboard with lagged cylinder.

#### Bedroom

13'9" x 12'3" (4.19m x 3.73m)

With windows to two aspects, radiator, range of built-in wardrobes with hanging rails and shelves.

#### En-Suite Shower Room/WC

8'3" x 4'1" (2.51m x 1.24m)

With tiled shower cubicle with electric shower unit, pedestal basin, low flush WC, tiled splashbacks, radiator, extractor fan.

#### Bathroom/WC

8' x 5'6" (2.44m x 1.68m)

With white suite comprising panelled bath, pedestal basin, low flush WC with tiled splashbacks, radiator, extractor fan.

#### Bedroom

15'6" x 8'6" (4.72m x 2.59m)

With radiator.

#### Bedroom

11'9" x 6'9" (3.58m x 2.06m)

With radiator.





#### Outside (Front)

There are pleasant landscaped gardens principally to the rear of the property, with front garden area principally laid to flower beds with established hedging bounded by brick wall, with block paved drive/standing area leading to the...

#### Integral Garage

18'6" x 8' (5.64m x 2.44m)

With twin timber and glazed panelled entrance doors, electric, light, power point, personal door to rear garden.

#### Outside (Rear)

Charming landscaped rear garden with extensive paved

patio up to raised gravelled area with pergola feature, shaped lawn, extremely well stocked flower borders with steps to further shaped lawned area, sun terrace with extensive well stocked flower borders with established trees.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central

heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band F.

#### Location

10 Albany Terrace  
Leamington Spa  
CV32 5LP

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

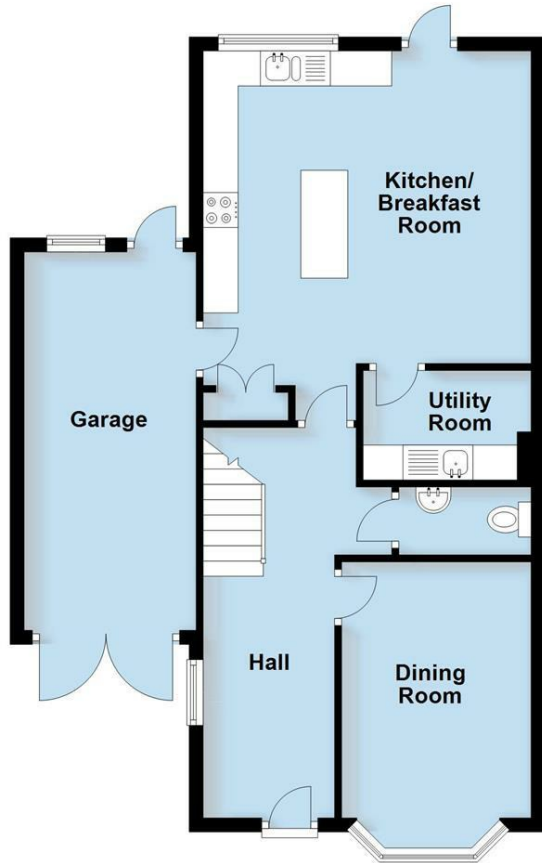
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

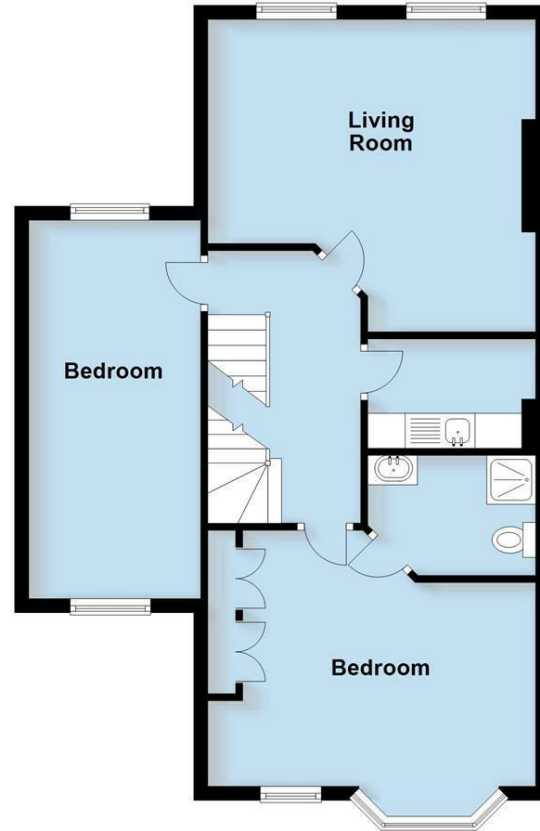
### Ground Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



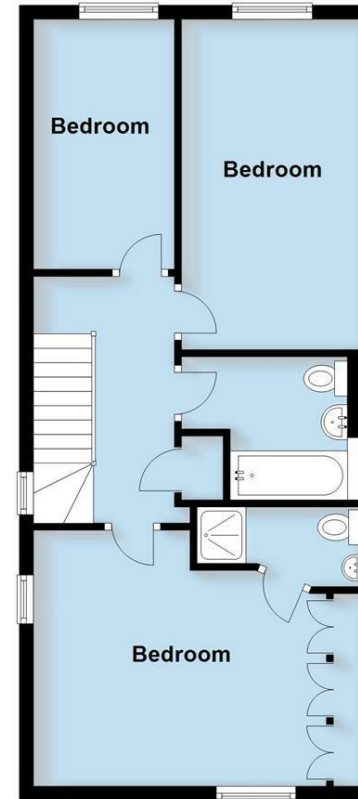
### First Floor

Approx. 65.5 sq. metres (705.2 sq. feet)



### Second Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



Total area: approx. 182.3 sq. metres (1962.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact