

**ehB**  
RESIDENTIAL

Your Property - Our Business



**Apt 1, 8, Leam Terrace, Leamington Spa**





A rare opportunity to acquire a superb triplex apartment of character, which has been sympathetically modernised to retain much of the property's original character with a high level of modern appointment, providing very well proportioned two bedroomed and two bathroomed accommodation including impressive open plan living/kitchen and two large reception rooms and large car parking facility, in this highly regarded town location.

#### [Leam Terrace](#)

Is a popular and established South Leamington Spa location, comprising many fine period dwellings, being

conveniently sited within walking distance of the town centre and a good range of local facilities and amenities including local shops, schools for all grades and a variety of recreational facilities including nearby Jephson Gardens. This particular location has consistently proved to be much sought after.

ehB Residential are pleased to offer this superb triplex apartment of considerable style and character, which has been recently subject to a high level of improvement. The property provides very generous two bedroomed and two bathroomed accommodation with a spectacular open plan living/kitchen arrangement, two large reception rooms and

also includes car parking facility for three/four cars. The agents consider internal inspection to be essential for this quite exceptional property to be fully appreciated. NO CHAIN.

In detail the accommodation comprises:-

#### [Attractive Communal Entrance Hall](#)

With intercom system, tiled floor, entrance door leading to the...

#### [Private Entrance Hall](#)

With staircase off, turned balustrade, radiator, coving to ceiling, high level porthole window features, video entry system and downlighters.







#### Cloakroom/WC

With low flush WC, pedestal basin, tiled splashback, Karndean flooring, coving to ceiling, extractor fan, glazed panelled communicating doors with blinds leading to the...

#### Lounge

14'9" x 17' (4.50m x 5.18m)

With sash bay window, radiator, Karndean flooring, TV point, coving to ceiling.

#### Sitting Room

20'10" x 14'9" (6.35m x 4.50m)

With glazed panelled connecting doors from the hallway,

sash windows with blinds, Karndean flooring, downlighters, radiator, understair cupboard, coving to ceiling.

Staircase from the Entrance Hall leads to the Lower Ground Floor and recently upgraded...

#### Living/Kitchen

16' x 10'10" (4.88m x 3.30m)

With tiled floor, windows to two aspects, extensive range of attractive base cupboard and drawer units with stainless steel door furniture, with Quartz work surfaces and splashbacks, matching range of high level cupboards

including glazed fronted display units, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in fridge freezer, dishwasher, five ring hob unit with stainless steel splashback and extractor hood over, double oven, tongued and grooved panelling to dado height, downlighters and Venetian blinds, with further Quartz work surface, plumbing for automatic washing machine, vented for tumbler dryer, open to...

#### Utility Area

14'3" x 6'4" (4.34m x 1.93m)

With matching tiled floor, tongued and grooved panelling to dado height, further base cupboard and drawer units







with matching Quartz work surface, boiler cupboard containing Worcester combination gas fired central heating boiler and programmer.

#### Staircase from the Reception Hall

With turned balustrade leads to the...

#### First Floor Landing

With coving to ceiling, downlighters, high level porthole window features.

#### Bedroom One

18'6" x 10'6" (5.64m x 3.20m)

With radiator, built-in wardrobe with hanging rail, shelves,

coving to ceiling, sash window with Venetian blind, access to roof space, downlighters.

#### En-Suite Shower Room/WC

4'6" x 10'10" (1.37m x 3.30m)

With Kardean flooring, pedestal basin, low flush WC, oversized shower cubicle with Italian marble effect surrounds, with integrated shower unit.

#### Bedroom Two

14'9" x 18'9" (4.50m x 5.72m)

With sash bay window, with blinds, radiator, coving to ceiling, downlighters, built-in wardrobes with hanging rails, shelves, sliding mirrored doors.

#### En-Suite Bathroom/WC

10'4" x 9'3" (3.15m x 2.82m)

With ball and claw stand alone bath with mixer tap, shower attachment, pedestal basin, low flush WC, tongued and grooved panelling to dado height with attractive Italian style marble effect panelling over, downlighters, extractor fan, heated towel rail/radiator.

#### Outside

To the front of the property is railed and gravelled communal forecourt with drive/car parking for three/four cars.







### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. NB: The proposal is a 215 year Lease extension from and including the 29th September 2001 with the reduction of the ground rent to a peppercorn, by way of Deed of Variation. Service charge is £1,990 per unit per annum. It is the Vendors intention that the new owners along with the other 3 flat owners will be given first refusal to acquire the freehold at £5K (ie £1,250 per property) and this will be offered under a Section 5 notice. The flat owners will then run the management of the block as they

see fit at the time. Please verify this information with your legal advisers. Further details upon request.

NB: The prospective purchaser of the apartment must be aware that the land beyond the parking may be subject to a planning application at some point in the future.

### 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 E.

### Location

Apartment 1  
8 Leam Terrace  
Leamington Spa  
CV31 1BB





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

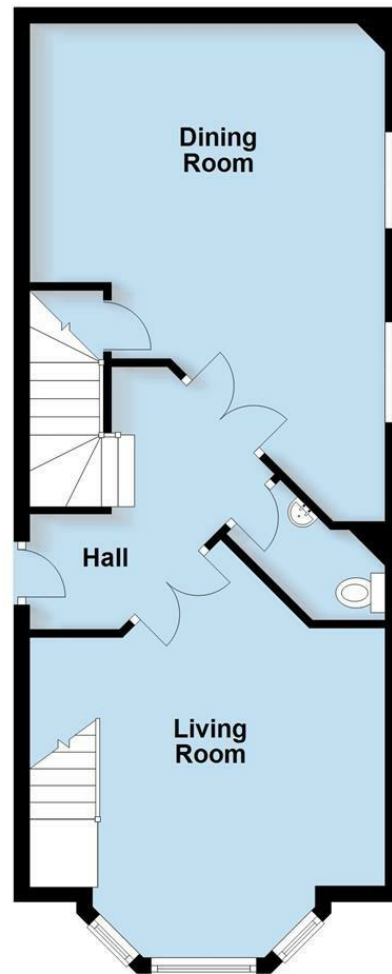
01926 881144    ehbresidential.com

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>			
		60	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

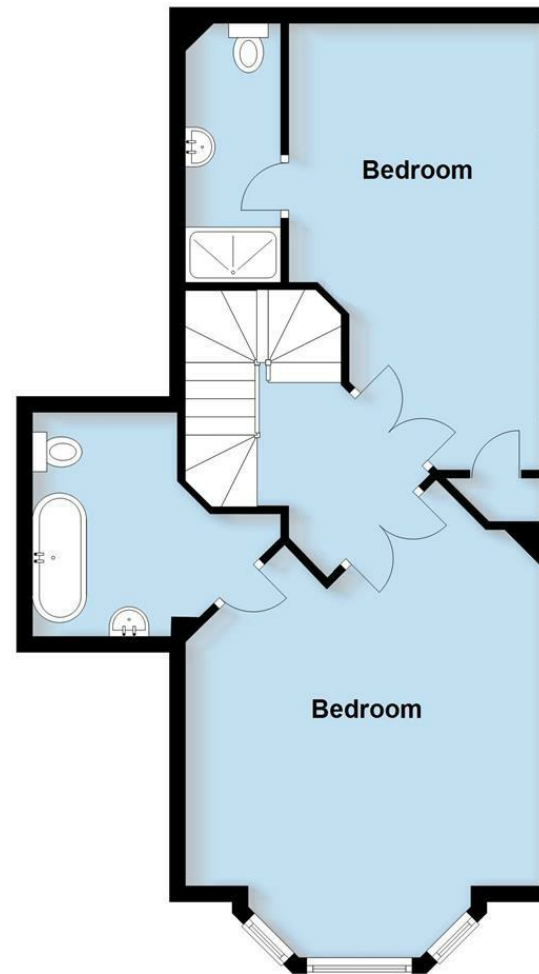
## Ground Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



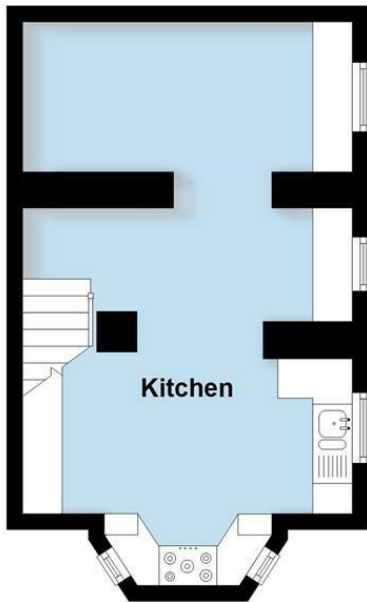
## First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



## Basement

Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 135.4 sq. metres (1457.9 sq. feet)

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