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Flat 3, 5, Dormer Place, Leamington Spa

Guide Price
£799,950



A spacious, three/four bedroomed mansion apartment, overlooking The Pump Room Gardens, benefitting from large spacious and flexible rooms, three en-suite double bedrooms and underground covered parking space, in the very heart of Royal Leamington Spa.

[Briefly Comprising;](#)

Communal entrance hallway, staircase and lift to second floor, private entrance hallway with cloakroom and utility. Impressive large living/dining room, semi open plan to fitted kitchen with integrated appliances with solid working surfaces, additional study/snug/bedroom four. Master bedroom suite with fitted wardrobes and en-suite

bathroom with separate shower cubicle. Second bedroom with en-suite bathroom and additional large third double bedroom also with en-suite shower room. Allocated secure parking space in basement.

The agents consider this to be a most rare opportunity to purchase arguably one of the largest apartments within the town centre, gas radiator heating and offering all the living space on one level. The property is highly appointed with quality kitchen and bathroom fittings throughout.

The property boasts wonderful views overlooking The Pump Room Gardens with views towards the bandstand

and the river and therefore offers excellent access to the town centre, gas radiator heating and offering all the local parks and river walks, as well as the railway station being only a short walk away across the river. Viewing is highly recommended.

[The Property](#)

Is approached via steps leading up to communal entrance door, giving access to entrance vestibule hallway with stairs rising up to the main entrance hall with lift shaft and stairs to second floor.

Communal second floor landing with personal door to the apartment.





Large Private Entrance Hallway

With veneer inlayed doors to all accommodation, wall light points, double radiator, video entry phone, downlighter points to ceiling.

Guest Cloakroom

With corner low level WC, wood flooring, double radiator, wash hand basin.

Utility

4'5" x 4'11" (1.35m x 1.50m)

With shaker style wall and base units, working surface, space and plumbing for washing machine, wood flooring.

Large Living/Dining/Reception Room

38'11" x 15'11" (11.86m x 4.85m)

With six multi pane portrait sash windows to two elevations, downlighter points to ceiling, radiators, wall lighting, TV point, semi open plan to...

Breakfast Kitchen

13'11" x 12'7" (4.24m x 3.84m)

Attractively fitted with a range of shaker style wall and base units with solid working surface and upstands over, inset five point stainless gas hob with filter hood over, double Neff oven and microwave to side, full height fridge and separate full height freezer, concealed drinks cabinet,

Beko dishwasher, underslung sink with flexi tap over, downlighter points to ceiling, wood flooring, breakfast bar to central island and under pelmet lighting.

Study/Snug/Bedroom Four

18'9" max into doorway x 13'2" (5.72m max into doorway x 4.01m)

With two large multi pane sash windows to side elevation with views beyond, downlighter points to ceiling, radiator.

Bedroom One

16'7" inc fitted w'robes x 18'11" max (5.05m inc fitted w'robes x 5.77m max)

With two timber framed sash windows to rear elevation





with double glazed secondary units behind, wall light points to either side of bed position, fitted radiators, full height mirror fronted sliding doors to wardrobe with hanging and shelving.

En-Suite Bathroom

Fitted with white suite to comprise; double ended bath with hand held shower attachment, low level WC with concealed cistern, twin sink set into vanity cupboard with solid top and cupboards below, separate double shower cubicle with fixed rainwater style shower head over, downlighter points to ceiling, splashback tiling, tiled floor, chrome radiator towel rail.

Bedroom Two (Side)

19'11" x 13'9" exp to 22'6" into doorway (6.07m x 4.19m exp to 6.86m into doorway)

With three multi paned timber framed sash windows with double glazed secondary glazed units behind, wall light points, spotlights to either side of the bed position, fitted wardrobe with variety of hanging and shelved areas, two radiators.

En-Suite Bathroom

Attractively fitted with a white suite to comprise; double ended bath with central filler and fixed rainwater style shower head over, wall hung wash hand basin with

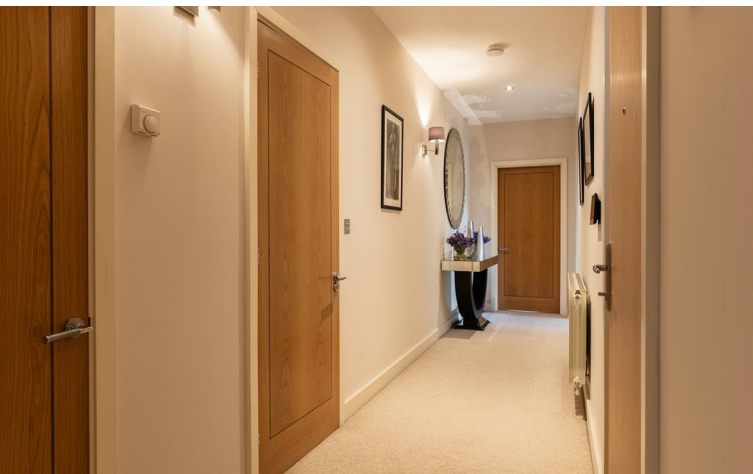
mono-mixer and low level WC with concealed cistern, splashback tiling extending to full height in bath area, chrome radiator towel radiator, tiled floor, downlighter points to ceiling.

Bedroom Three

14'5" inc fitted w'robes x 15'3" (4.39m inc fitted w'robes x 4.65m)

With timber framed sash window to rear elevation with secondary double glazed unit behind, wall light points and spot lamp point to either side of bed position, comprehensive range of fitted wardrobes with hanging and shelving and dressing, display storage areas to the side.





En-Suite Shower Room

Fitted with a white suite to comprise; large corner shower cubicle, fixed rainwater style shower head, low level WC with concealed cistern, wash hand basin with monomixer, splashback tiling, chrome radiator towel radiator, tiled floor.

Parking

Allocated parking space located in the lower ground floor/basement car park which is approached at the rear of the building via a slope down with an electric roller door, which leads down into the car garage for the apartments. There is also a communal secure storage area.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 988 years remaining of a 999 year lease (01/01/2012), being with a share of the freehold, service charge is £5,000 per annum and ground rent is peppercorn. Please verify this information with your legal advisers. Further details upon request.

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

Flat 3
5 Dormer Place
Leamington Spa
CV32 5AA

First Floor
Approx. 206.8 sq. metres (2226.0 sq. feet)



Total area: approx. 206.8 sq. metres (2226.0 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	

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