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RESIDENTIAL

Your Property - Our Business



19 Brooklands House, Lucas Court, Leamington Spa

Offers Over
£620,000



A quite outstanding and rare opportunity to acquire an exceptionally spacious, well-proportioned and truly unique duplex apartment of immense style and character. This superbly appointed duplex apartment offers four substantial bedrooms and three bathrooms, maintained to the highest standards within this attractive period conversion in this highly regarded north Leamington Spa location.

The property features two large reception rooms, and exclusively includes a garage, with loft storage, and three parking bays and is offered to an exceptional level of presentation throughout.

[Brooklands House](#)

Is an attractive period conversion of apartments of varying sizes, originally converted in 2002 within the gated Lucas Court Development. Lucas Court is conveniently sited within easy reach of the town centre and all amenities including shops, schools for all grades and a variety of recreational facilities, and also convenient for access to the local railway station. Lucas Court itself comprises of a variety of property types and has consistently proved to be very popular.

ehB Residential are pleased to offer the stylish and outstanding 19 Brooklands House, providing extremely well proportioned and superbly appointed four bedroomed and three bathroomed accommodation arranged over the first

and second floors with many notable features including a comprehensively fitted kitchen, two well-proportioned reception rooms, underfloor heating throughout and maintained by the present owners to an exceptionally high standard.

The property also uniquely includes twin parking bays adjacent to the apartment and a garage with loft storage and further parking, this represents a remarkable opportunity. Apartments of this quality rarely come to the market and the agents consider internal inspection is essential to be fully appreciated.

In detail accommodation comprises;





Communal Entrance Hall and Staircase

With intercom system, leads to the...

Reception Hall

With tiled floor, staircase off, glazed panel balustrade, downlighters, mirrored wall feature and utility cupboard containing plumbing for automatic washing machine, vented for tumble dryer, attractive plantation style doors off leading to...

Guest Bedroom

14'7" x 10'6" (4.45m x 3.20m)

With two double built in wardrobes, hanging rail, shelves, plantation style adjustable doors, downlighters, sash window, radiator, alcove, fitted shelves.

Shower Room/WC

Being tiled with tiled floor, wash hand basin with mixer tap, low flush WC, tiled shower cubicle with integrated shower unit, chrome heated towel rail, downlighters, extractor fan.

Well Fitted Breakfast Kitchen

14' x 10'9" (4.27m x 3.28m)

With tiled floor, extensive range of attractive base cupboard and drawer units including peninsular unit, stainless steel door furniture and complementary granite work surfaces and returns, matching range of high level cupboards, built-in appliances including Bosch stainless steel oven, four ring ceramic hob unit with extractor hood over, tiled splashback, microwave, fridge freezer, dishwasher, inset one and a half

bowl stainless steel sink unit with mixer tap, integrated waste disposal unit, built-in ironing board, boiler cupboard containing Worcester gas fired central heating boiler (3 years old), downlighters, sash bay window, further glazed panelled high level display units.

Lounge

15'10" x 13'10" (4.83m x 4.22m)

With sash window, Venetian blind, downlighters, alcove, fitted shelves, "hole in the wall" feature, gas fire and connection with arch to the...

Separate Dining Room

15'3" x 9'7" (4.65m x 2.92m)

With sash window, Venetian blind, tiled floor, downlighters.





Stairs and Landing

With glazed panelled balustrade, downlighters, skylight, leads to...

Master Bedroom

12'8" x 12'7" (3.86m x 3.84m)

With range of built-in mirrored door wardrobes, hanging rails, twin Velux windows, further built-in cupboard, built-in dresser with drawer unit, skylight with plantation blind, small dressing area with tiled floor leads to the...

En-Suite Bathroom/WC

18'9" x 6'1" (5.72m x 1.85m)

With tiled floor and walls, downlighters, standalone designer bath with wall mounted mixer tap, alcove over, vanity unit with

Travertine work surface and wash bowl with mixer tap, mirror over, downlighters, chrome heated towel rail, oversized shower cubicle with integrated shower unit, low flush WC, bidet.

Bathroom/WC

11' x 11' (3.35m x 3.35m)

With white suite comprising semi-sunken bath in raised tiled plinth with mixer tap, bidet, low flush WC, vanity unit with wash bowl and wall mounted mixer tap, chrome heated towel rail, oversized shower cubicle with integrated shower unit, Velux window, downlighters, extractor fan.

Bedroom

15'6" x 11'2" (4.72m x 3.40m)

With range of built in wardrobes with plantation style doors, further double wardrobe with sliding mirrored doors, Velux window, downlighters.

Bedroom

13' x 9'7" (3.96m x 2.92m)

With access to extensive storage facilities within the eaves.

Outside

The property is pleasantly sited within Lucas Court with designated twin car parking facility close to the property and garage located en-bloc with up-and-over door and eaves storage facility and further parking space. The development



also includes ample visitors parking and pleasant communal grounds surrounding the property.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 976 years remaining on the lease, service charge is £1,820 pa and ground rent is £125 pa. 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.

19 Brooklands House

Lucas Court
Leamington Spa
CV32 5JL



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

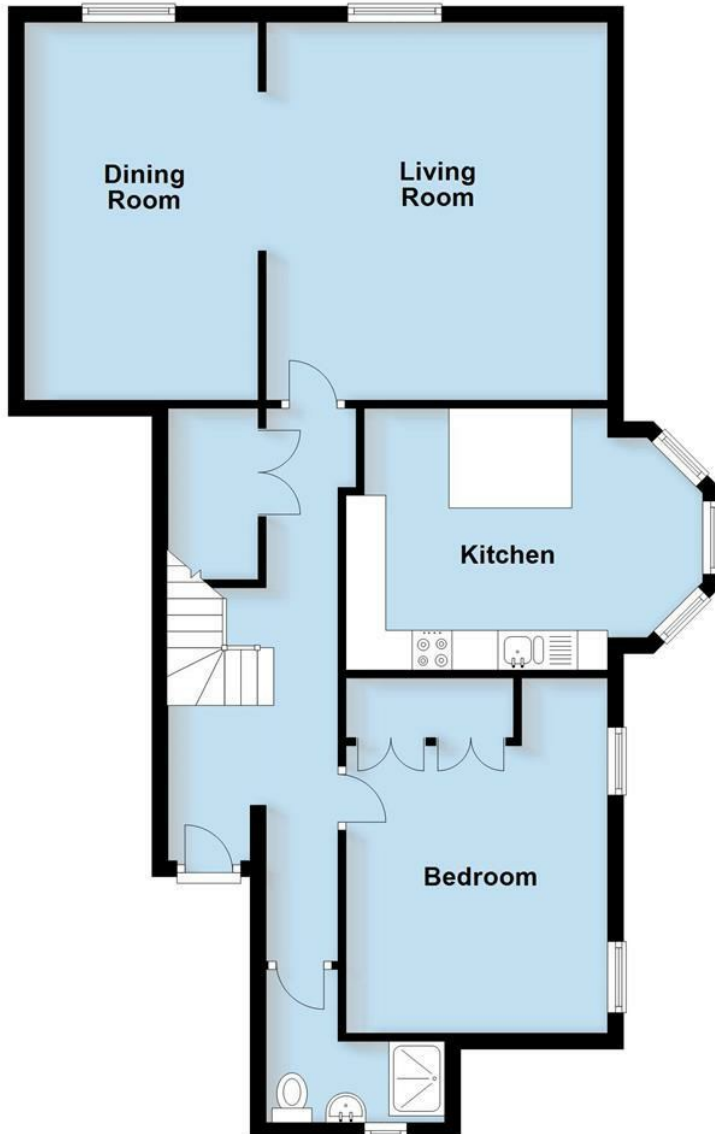
01926 881144 ehbresidential.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 77 | 79 |
| (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

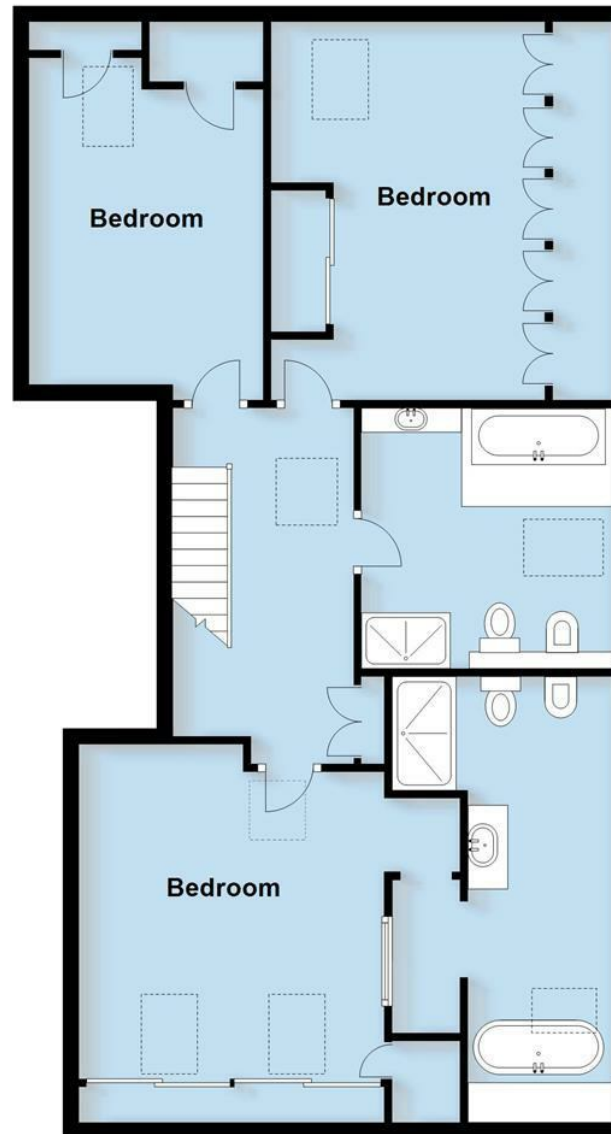
First Floor

Approx. 81.1 sq. metres (873.4 sq. feet)



Second Floor

Approx. 90.2 sq. metres (971.2 sq. feet)



Total area: approx. 171.4 sq. metres (1844.6 sq. feet)

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