



Flat 5, 49-51, Parade, Leamington Spa

£375,000





A beautifully appointed and styled, two double bedroomed duplex apartment, situated in the heart of the town centre in this recently renovated building.

#### Briefly Comprising;

Communal entrance hallway with stairs rising to the third floor. Private entrance hallway, large open plan living/dining/kitchen, cloakroom/WC cupboard, double bedroom with en-suite shower room, further double bedroom with built-in wardrobes and en-suite bathroom to the top floor, with Velux fold out balcony window, electric heating. NO CHAIN.

Viewing highly recommended.

#### 49-51 Parade

Comprises of a recent successful development by Stonehouse. Comprising of six highly appointed apartments situated right in the heart of the town centre. The property benefits from newly

renovated and updated communal areas as well as the apartment itself being presented to a high standard, all set within this attractive Grade II listed building.

#### The Property

Is approached via steps leading up to the impressive period entrance portico with substantial communal entrance door, giving access to...

#### Communal Entrance Hallway and Staircase

With staircase rising to the third floor landing with lighting and stylish Herringbone style carpets running throughout.

#### Private Entrance Hallway

With downlighter points, cornicing, enclosed staircase rising to top floor.

#### Open Plan Living/Dining/Kitchen

22'8" max x 18'0" red to 14'0" in living area (6.93m max x 5.49m red to 4.27m in living area)

#### Kitchen/Dining Area

Comprehensively fitted with an attractive range of dark blue shaker style wall and base units with bronzed finish door furniture, solid working surface and upstands, inset four point Neff Ceran hob, Belfast style sink with drainer grooves to solid top to side and bronze finish mixer tap, electric oven, integrated fridge/freezer, integrated dishwasher and washing machine, sash window with secondary glazed unit behind to front elevation overlooking Parade, cornicing, downlighter points to ceiling.

#### Living Area

With further sash windows and secondary glazed unit behind to Parade, continuation of cornicing, wood flooring, door to cupboard housing pressurised hot water cylinder.

#### Cloakroom

Fitted with a white suite to comprise; low level WC, wash hand basin with antique gold finish furniture, marble look splashback tiling, tiled floor.



#### Bedroom Two

12'10" x 9'4" (3.91m x 2.84m)

With timber frame multi paned window to rear elevation, electric heater, coved cornicing, antique brass door furniture and part glazed door to...

#### En-Suite Shower Room

With step leading down with large walk in shower cubicle with antique brass finish shower with hand held shower attachment, fixed rainwater style shower head over, splashback tiling, glazed shower screen, Vitra sink set in to vanity cupboard, low level WC, full splashback tiling, tiled floor, timber frame multi paned glazed window to rear elevation, radiator, towel rail.

#### Master Bedroom Suite

9'11" ext to 20'9" inc stairs x 15'9" plus w'robes (3.02m ext to 6.32m inc stairs x 4.80m plus w'robes)

Approached via enclosed staircase leading up to the main bedroom which is set into the roof space with feature angled ceiling lines and

exposed roof timbers, featured Velux pull out balcony style double roof line window, providing a sense of indoor/outdoor living with rooftop far reaching views over The Priors towards Campion Hills and beyond. Doors to fitted wardrobes with hanging and shelf. Galleried balustrade area overlooking staircase and frosted glazed door and screen to...

#### Large En-Suite Bathroom

Fitted with a double ended bath with antique brass finish central filler with shower over with fixed rain water style shower head, with additional hand held shower attachment, antique style shower curtain rail, exposed roof timbers, downlighter points, large format marble look tiling to walls and floor, low level WC, wash hand basin set into vanity unit, period style radiator.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 999 year lease commencing 01/01/2022,

service charge is £1200 per annum, ground rent £0. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property with the exception of 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 D.

#### Location

Flat 5, 49-51 Parade  
Leamington Spa  
CV32 4BL



Your Property - Our Business

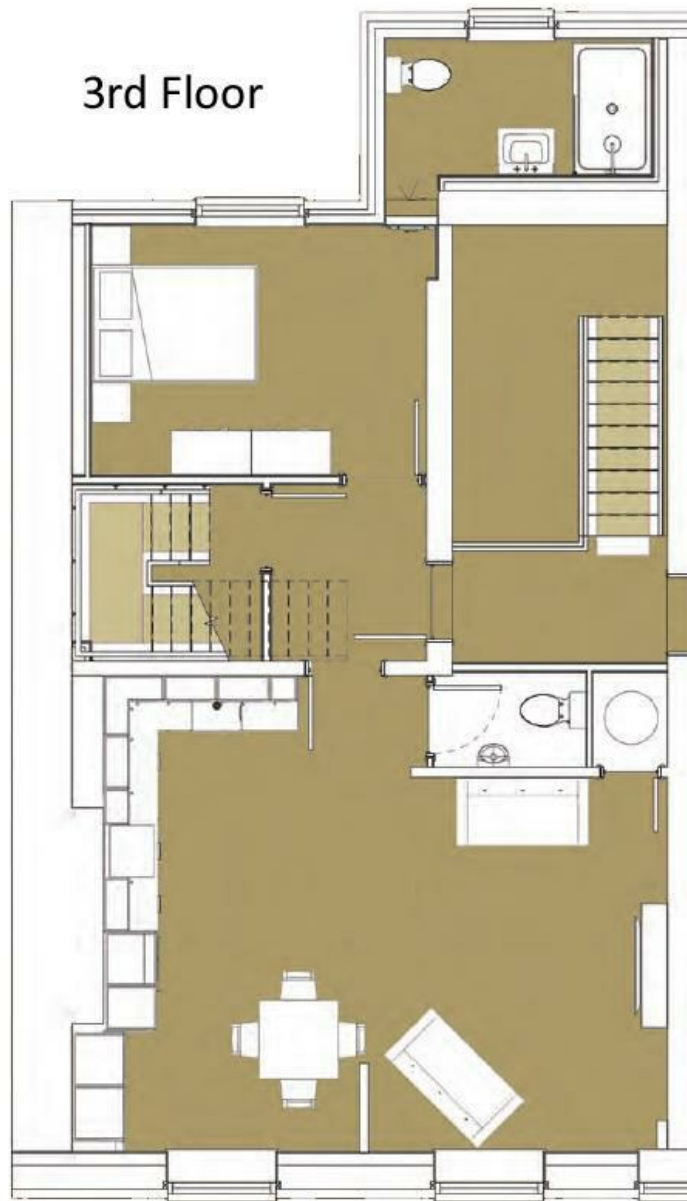
- Residential Estate Agents
- Lettings and Property Managers
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Leamington Spa Office  
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Clarendon Place  
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CV32 5QN

01926 881144 [ehbresidential.com](http://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>		48	48
(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



3rd Floor



Top Floor

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