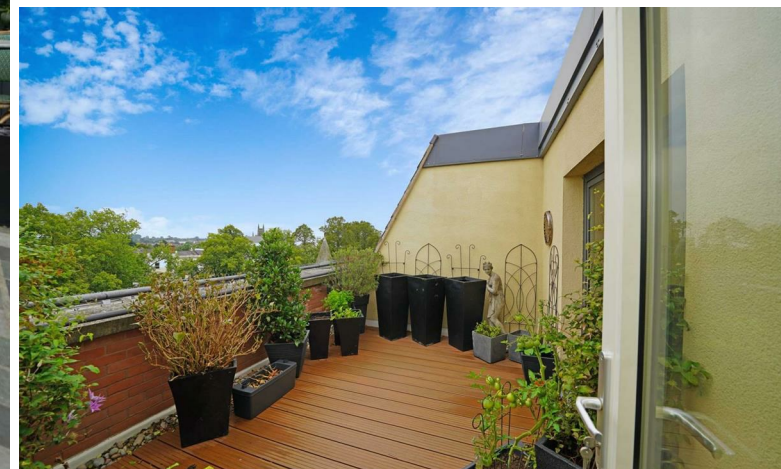


ehB
RESIDENTIAL

Your Property - Our Business



26 Napoleon House, 4, Livery Street, Leamington Spa



A rare opportunity to acquire one of Leamington Spa's town centre penthouse apartments providing superbly appointed exceptionally well proportioned three bedroomed and two bathroomed accommodation featuring large roof garden and separate balcony, designated car parking facility within this highly regarded town centre development.

Napoleon House

Is a purpose built town centre development of self-contained apartments of varying sizes constructed by Wilson Bowden in 2005, which since its construction has consistently proved very popular in part due to its

convenient town centre location close to all facilities and amenities including shops, restaurants, transport links and a variety of recreational facilities.

eHB Residential are pleased to offer No 26 Napoleon House, which is a rare opportunity to acquire a superb penthouse apartment, which in the agents opinion must be one of the finest available within the town centre. Providing exceptionally spacious and superbly appointed three bedroomed and two bathroomed accommodation, which includes an impressively fitted kitchen, bathrooms, electric heating and integrated sound system of note.

The accommodation also features a magnificent open plan lounge, dining room and kitchen arrangement of note and features a large roof garden/terrace, in addition to a separate south facing balcony both giving panoramic views over the town centre. The property also includes designated two car parking facility, and has been maintained from new by the present owners to an exceptionally high standard throughout. The agents consider internal inspection of this quite exceptional property to be essential for its standard of presentation, level of appointment and general situation to be fully appreciated.

In detail the accommodation comprises:-





Private Entrance Hall

With Amtico flooring, downlighters and electric wall mounted radiator, intercom system with cloakroom/WC off with wash hand basin with mixer tap, low flush WC with concealed cistern and leads to the...

Lounge/Dining Room/Kitchen

25'0" x 22'0" maximum (7.62 x 6.71 maximum)
Open plan with the kitchen area (13'2" x 9'3") with Amtico flooring, with three aspects including single door to the balcony and further twin French doors to the roof garden and additional Velux windows, electric radiators and TV point.

Kitchen area with an extensive range of attractive base cupboard and drawer units with composite stone work surfaces and returns with adjoining peninsular unit, inset stainless steel one and a half bowl sink unit with a mixer tap, matching range of high level cupboards with concealed pelmet lighting, built-in appliances including Bosch combined oven microwave, separate Bosch oven, Caple wine cooler, four ring ceramic hob unit with Miele extractor hood over, Whirlpool dishwasher, Beko integrated washing machine and AEG fridge/freezer. Electrically operated separation blinds in feature.

Leading from the reception hall is an inner hall with

Amtico flooring, flanked by two full height ranges of high quality built-in wardrobes, shelves and drawer units and leads to the master bedroom which is approached via the...

Dressing Room

9'3" x 10'3" plus wardrobes (2.82 x 3.12 plus wardrobes)
With downlighters, further extensive range of high quality built-in full height wardrobes with hanging rails, shelves and integrated lighting, giving access to the...





Master Bedroom

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

With electric radiator, remote controlled Velux windows and blinds, recess containing contemporary style electric fire with TV recess over and further recess with built-in dresser with drawer under. Dressing room also gives access to...

Luxury En-Suite Bathroom/WC

13'0" x 10'0" (3.96 x 3.05)

With tiled floor and underfloor heating, custom made vanity unit incorporating designer wash bowl with pedestal mixer tap, low flush WC with concealed cistern and bidet,

jacuzzi panelled bath with waterfall mixer tap, walk-in shower/steam room and also wall mounted electric contemporary style stone radiator feature.

Bedroom Three

14'7" x 13'2" (4.45 x 4.01)

With a range of built-in bedroom furniture comprising wardrobes, central dresser with drawers under, Amtico flooring, electric wall mounted radiator, twin patio doors to south facing balcony.



Guest Bedroom Two

12'3" x 10'6" (3.73 x 3.20)

With full width range of built-in wardrobes with part mirrored sliding doors, hanging rails, shelves and electric wall mounted radiator with patio doors to the roof garden and access to the...

En-Suite Bathroom/WC

8'3" x 6'6" (2.51 x 1.98)

With spar bath with pedestal mixer tap, integrated shower unit, vanity unit, incorporating wash hand basin and mixer tap, low flush WC with concealed cistern, mirrored medicine cabinet, chrome heated towel rail and tiled floor and splashbacks.





Outside

Accessed from the open plan living room and guest bedroom is a large east facing roof terrace with extensive deck and synthetic turfed area with integrated raised flower troughs and outside lighting. A further south east facing balcony is accessed from the lounge and third bedroom. Decked with water tap and power sockets. Both balconies giving extensive views over Leamington Spa.

There is a twin designated car parking facility in the basement of the development accessed from Regent Grove via electric gates.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/01/2004) with 105 years remaining, service charge is £3,200 and ground rent is £280. 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 E.

Location

26 Napoleon House
4 Livery Street
Leamington Spa
CV32 4NP



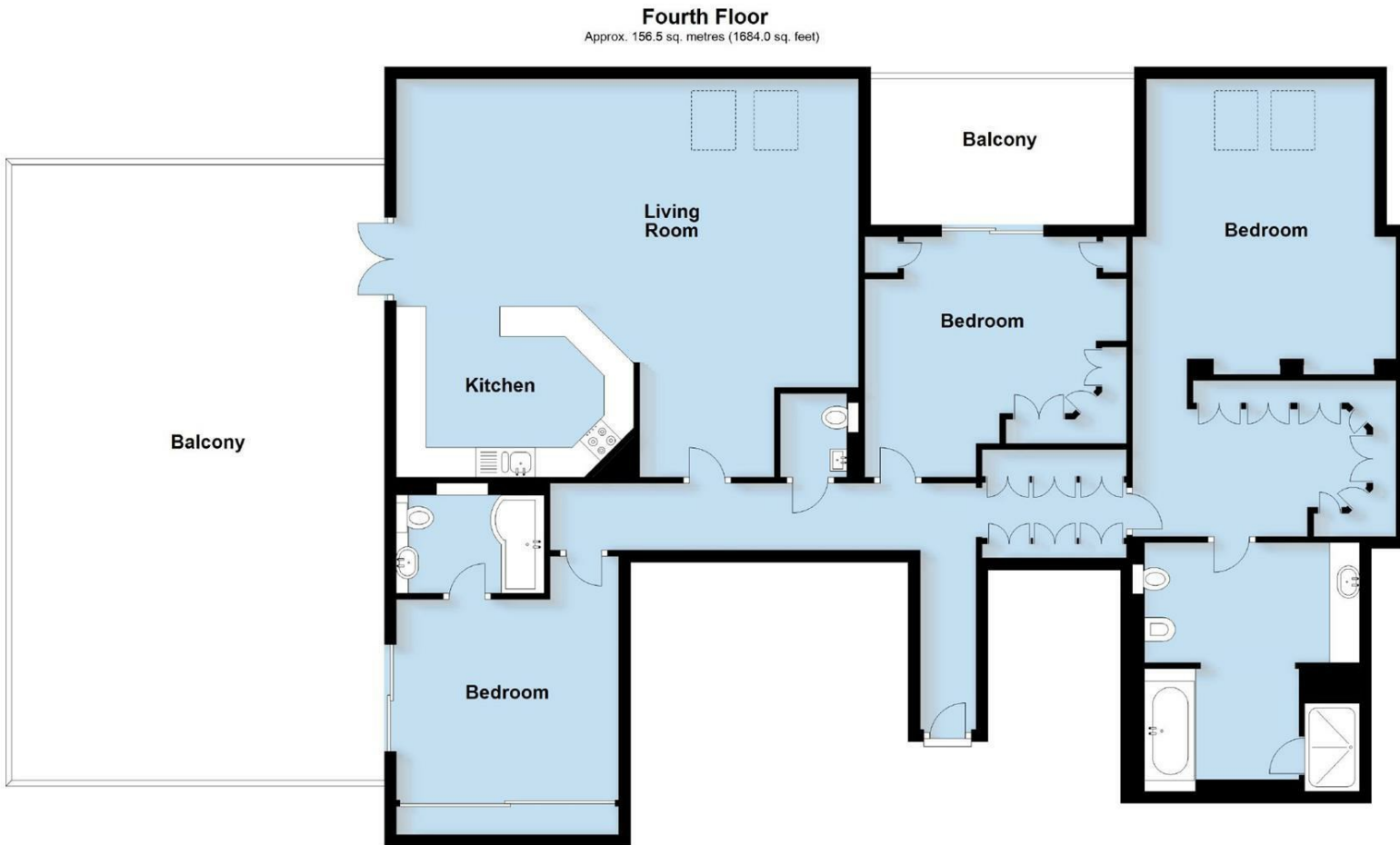
- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

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



Total area: approx. 156.5 sq. metres (1684.0 sq. feet)

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