



**23 Gatehouse, The Moorings, Myton Road,  
Leamington Spa, CV31 3QA**

A well maintained purpose built penthouse apartment, providing spacious and well appointed two bedrooomed accommodation, in highly regarded south Leamington Spa location. Ideal for investment or first time buyers.

**£189,950**





## 23 Gatehouse, The Moorings, Myton Road, Leamington Spa, CV31 3QA

### The Moorings

Is a purpose built development of self-contained apartments ideally sited approximately a half mile from the town centre, close to an excellent range of local facilities and amenities, including shops, schools and a variety of recreational facilities. Also within easy reach of the local railway station and the motorway network. Since its original construction believed to have been in the late 1990's the development has consistently proved to be very popular.

ehB Residential are pleased to offer No 23 Gatehouse which is an opportunity to acquire a particularly well maintained third floor penthouse apartment, providing spacious two bedrooomed accommodation, featuring most pleasant lounge/dining room with Juliet balcony feature and pleasant views. The property also includes a well fitted kitchen with built-in appliances and includes a non-designated car parking facility. The property represents an ideal opportunity appealing to both first time buyers and investors and is offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

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

With intercom system, lift and staircase. Leads to...

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

With intercom system, radiator, access to roof space.

#### [Lounge/Dining Room](#)

12'9" x 17'8" (3.89m x 5.38m)

With twin French doors to Juliet balcony with pleasant open views, Velux windows, laminate floor, TV point, coving to ceiling, built-in desk with cupboard unit over.



#### Fitted Kitchen

9'6" x 10'4" (2.90m x 3.15m)

With extensive range of base cupboard and drawer units with stainless steel door furniture, tiled splashbacks, matching range of high level cupboards, appliance space, plumbing for automatic washing machine and dishwasher, built-in double oven, microwave, four ring stainless steel hob unit with extractor hood over, inset single drainer, colour matched sink unit with mixer tap, boiler cupboard containing Worcester gas fired central heating boiler and programmer.

#### Bedroom

12'6" max x 9'6" (3.81m max x 2.90m)

With Velux window, radiator.

#### Bedroom

11'3" x 10'6" (3.43m x 3.20m)

With Velux window, radiator.

#### Bathroom/WC

10'10" x 7'6" (3.30m x 2.29m)

With white suite comprising panelled bath, pedestal basin, mixer tap, tiled surrounds, shower area with integrated shower unit and screen, built-in linen cupboard, Velux window, radiator.

#### Outside

There is gated access to non-designated car parking facility.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 95 years remaining of a 125 year lease (25/12/1994), service charge is £1882 per annum and ground rent is £110 per annum. 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 C.

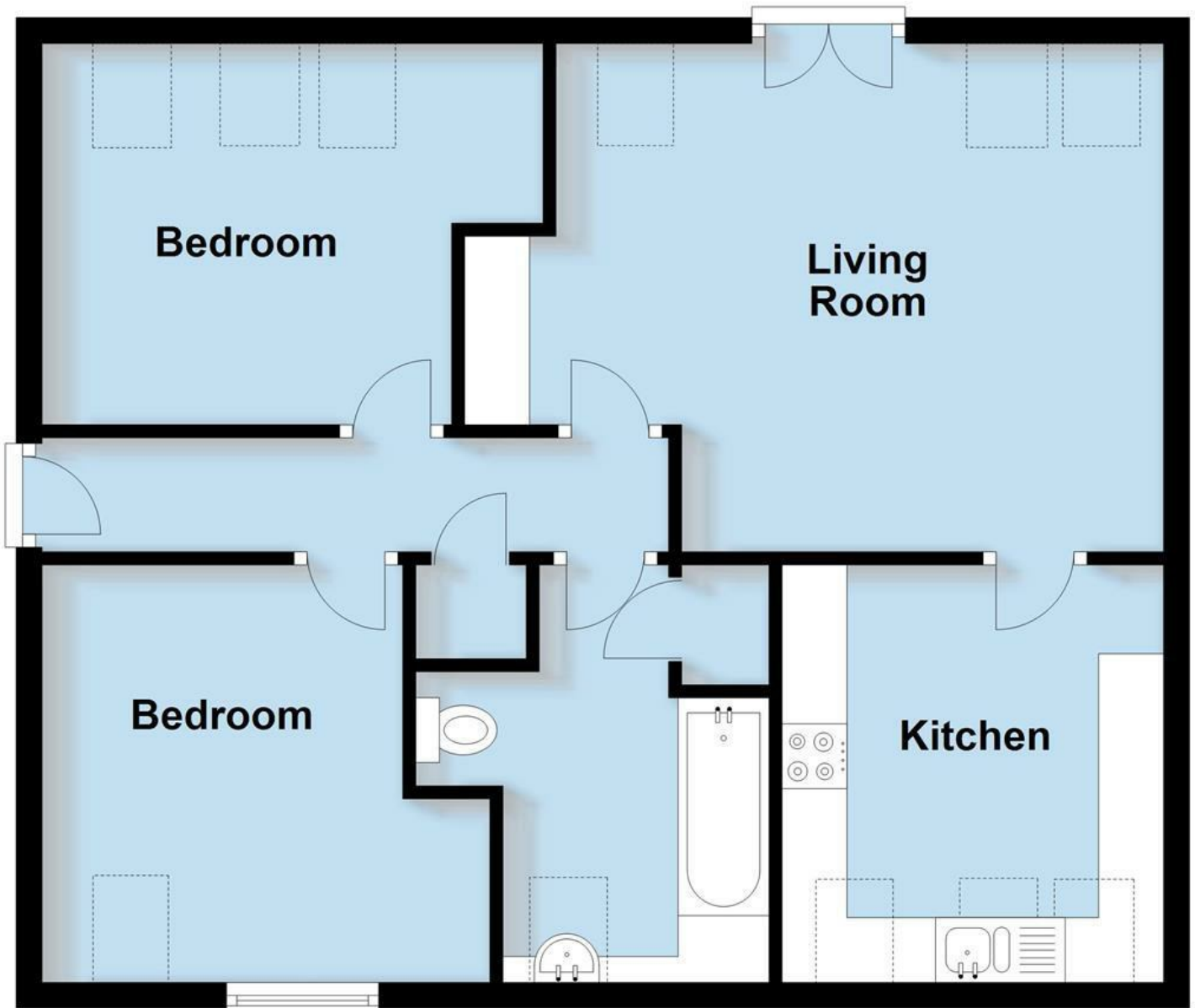
#### Location

23 Gatehouse  
The Moorings  
Myton Road  
Leamington Spa  
CV31 3QA



# Third Floor

Approx. 62.5 sq. metres (673.2 sq. feet)



Total area: approx. 62.5 sq. metres (673.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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	

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