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RESIDENTIAL

Your Property - Our Business



Flat 7, Merchant Court, Campion Terrace, Leamington Spa



A well proportioned, two bedroomed, purpose built first floor shared ownership apartment, situated in this convenient location just east of the town centre and within easy reach of Newbold Comyn and its recreational facilities as well as the town centre.

Briefly Comprising;

Communal entrance hallway with stairs shared with one other flat, private entrance hallway with store cupboard, breakfast kitchen, living/dining room with French doors to Juliet balcony, two bedrooms and white refitted bathroom, electric heating, double glazing, allocated parking space. Price based on 50% Shared Ownership. NO CHAIN

The Property

Is approached via communal entrance door with entry phone point to side and staircase rising to communal landing (shared with one other apartment), private door to...

Entrance Hallway

With Dimplex electric heater, deep storage cupboard with slatted shelving, additional shallow store cupboard.

Living/Dining Room

10'1" x 16' (3.07m x 4.88m)

With downlighter points to ceiling, laminate flooring, double glazed French doors to internal Juliet balcony with wrought iron railing, Dimplex electric heater.

Breakfast Kitchen

6'5" x 16'2" (1.96m x 4.93m)

With wall and base units, contrasting working surface, sink drainer unit with mixer tap, space and plumbing for dishwasher space and plumbing for washing machine, integrated BEKO Ceran electric hob with electric oven below and concealed filter hood over,

splashback tiling, double glazed multi pane window to front elevation, Dimplex electric wall mounted panel heater, space for breakfast area.

Bedroom One

9'7" x 11'6" (2.92m x 3.51m)

With timber framed double glazed multi pane windows to rear elevation, wall mounted Dimplex electric heater.

Bedroom Two

6'10" x 11'7" plus built-in w'robe (2.08m x 3.53m plus built-in w'robe)

With timber framed double glazed window to rear elevation, Dimplex electric wall mounted heater, door to useful wardrobe with having rail and shelf.



Refitted Bathroom

Attractively refitted with a white bathroom suite to comprise; shower/bath with wall mounted Mira sport electric shower, low level WC, pedestal wash hand basin with mono-mixer, smoked look splashback tiling to half height, extending to full height in shower area, programmable chrome radiator towel rail, timber framed double glazed obscure window to side elevation, downlighter points to ceiling, extractor.

Outside

Merchant Court is a modern development within the town with a parking area to the rear of the property, approached via the archway leading round to space numbered 7 with one allocated parking space to the property, communal bins and drying area.

We are informed there are a number of communal guest parking spaces for the development labelled 10.

Shared Ownership

The property is sold on the basis of a 50% share. The other half is held by Orbit. The monthly rent is £234.83.

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 with 96 years remaining (01/09/1995), service charge is £1,859.52 per annum including management charge and we are advised the ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Services

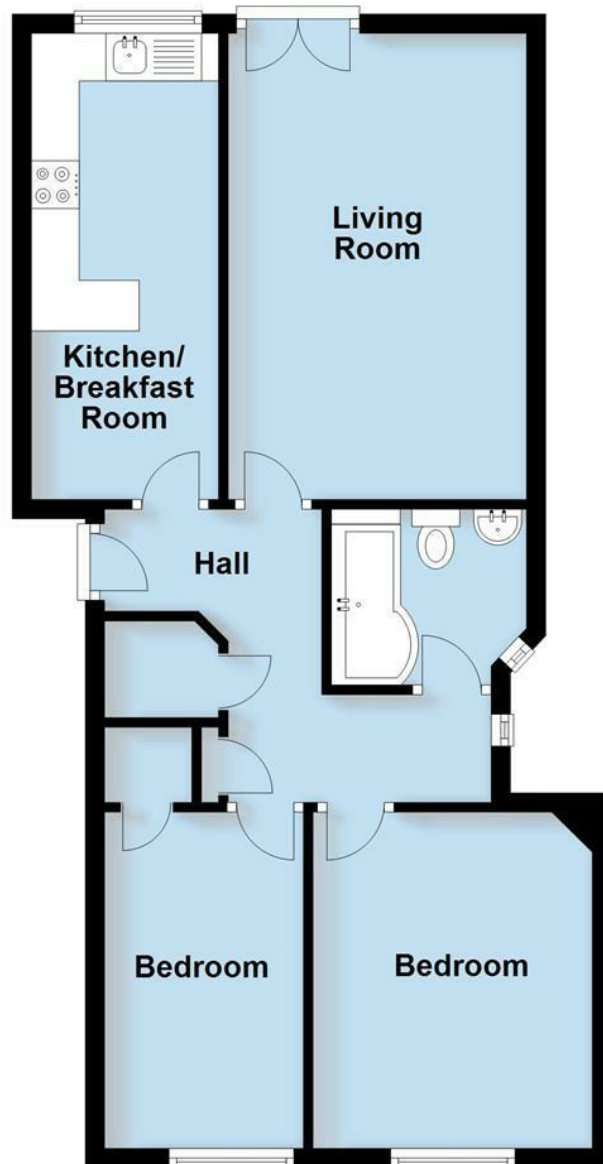
All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central

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 C.

Location
CV32 4SU

First Floor
Approx. 57.0 sq. metres (613.8 sq. feet)



Total area: approx. 57.0 sq. metres (613.8 sq. feet)

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

Your Property - Our Business

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- 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			
(55-68) D			
(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