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172 Northumberland Court, Northumberland Road, Leamington Spa



An incredibly spacious and well proportioned three/four bed roomed duplex apartment, conveniently sited in North Leamington, benefitting from oversized garage en-bloc and well presented interior.

Briefly Comprising;

Communal entrance porch, communal entrance hallway and staircase rising to second floor landing. Private entrance hallway, cloakroom, WC, large through living/dining room open plan to adjacent refitted modern kitchen, providing semi open plan and yet successfully zoned living space. Bedroom four/study, understairs store cupboard. Top floor landing, two large double bedrooms

both with built-in wardrobes, master bedroom suite with built-in wardrobes and large white modern refitted bathroom with separate large walk-in shower area. Excellent landscaped communal grounds and gardens, communal parking facility, large oversized single garage en-bloc, useful ground floor outside store cupboard. Upvc double glazing, gas radiator heating.

Northumberland Court

This particular apartment offers an incredibly rare opportunity to acquire a three/four oversized duplex apartment on the second and third floors. Due to the size and layout of the property it offers a flexible approach to

living, providing plenty of bedroom and living spaces. Within this part of North Leamington the property offers excellent value for money for the space on offer. Viewing highly recommended.

The Property

Is approached via a communal entrance canopy porch with communal entrance door and entry phone point to side giving access to...

Communal Entrance Hallway

With staircase rising to...

Second Floor Communal Landing

With personal door to...





Private Hallway

With downlighter points to ceiling, useful shallow store cupboard, understairs store cupboard, upvc double glazed window to front elevation, radiator, door to...

Cloakroom/WC/Utility

Fitted with a white low level WC, pedestal wash hand basin, working surface and space and plumbing for washing machine, tiled floor, dado rail, radiator.

Through Living/Dining Room

12'8" reducing to 8'10" in dining area x 29'10" overall (3.86m reducing to 2.69m in dining area x 9.09m)

Living Area

With upvc double glazed window to rear elevation overlooking communal grounds and gardens, coved cornicing and dado rail, extending through to dining area, double radiator, storage recess,

Dining Area

With large upvc double glazed picture window to front elevation, semi open plan to adjacent kitchen.

Kitchen

9' x 11'6" (2.74m x 3.51m)
With a range of contemporary neutral toned shaker style



base units and matching wall units with stainless door furniture, square edge working surface, sink drainer unit with mixer tap, inset double oven with four point electric hob with filter hood over, space and plumbing for dishwasher, concealed freezer, concealed refrigerator, column style radiator, upvc double glazed window to front elevation.

Bedroom Four/Study

10'11" x 7'8" plus doorway (3.33m x 2.34m plus doorway)

With upvc double glazed window to rear elevation, radiator.





Top Floor Landing

With upvc double glazed window to side elevation, radiator.

Master Bedroom (Rear)

11'8" x 14'11" plus built-in w'robe (3.56m x 4.55m plus built-in w'robe)

With double doors to wardrobe, hanging and cupboard over, dado rail, double radiator, upvc double glazed window to rear elevation. Door to...

En-Suite Shower Room

A large impressive room offering an abundance of space with low level WC, wash hand basin set into vanity unit

with mono-mixer, bath with mono-mixer, radiator towel rail, tiled floor, downlighter points to ceiling, double glazed window to rear elevation, step up to opening through to large walk-in shower area with fixed rainwater style shower head and additional hand held shower attachment, being fully splashback tiled, extractor.

Bedroom Two (Front)

11'9" x 12'2" plus built-in w'robe (3.58m x 3.71m plus built-in w'robe)

With upvc double glazed window to front elevation, double radiator, double doors to built-in wardrobe with hanging rail and cupboards over.

Bedroom Three (Front)

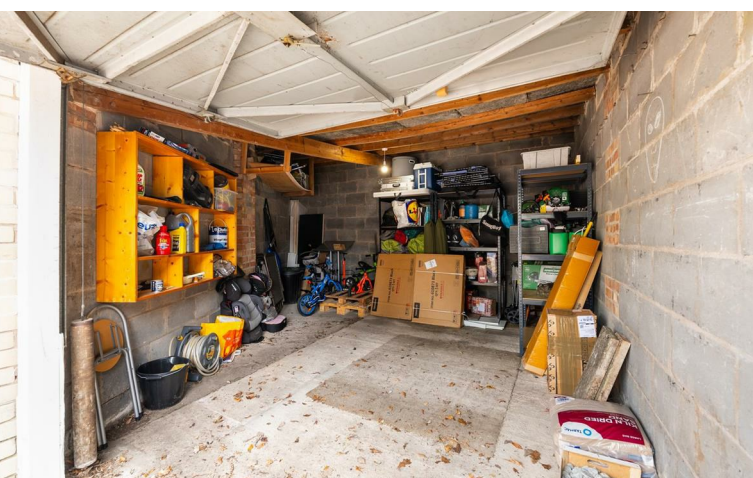
8'8" plus built-in w'robe x 12'1" (2.64m plus built-in w'robe x 3.68m)

With upvc double glazed window to front elevation, picture rail, dado rail, double radiator, double built-in wardrobe with hanging rail and high level cupboards over.

Outside

Northumberland Court is set in communal landscaped grounds and gardens, with communal off-road parking facility to the front of the building. To the rear there is a large well maintained and landscaped communal gardens principally laid to lawn with mature herbaceous borders, bushes and trees.





Garage

8'9" exp to approx over 16' x 15'3" (2.67m exp to approx over 4.88m x 4.65m)

With up-and-over door, situated en-bloc, numbered 7 and is a slightly larger than average garage and slightly irregular shaped therefore measurements may vary and are taken as more of a guide than usual.

Additional Store Cupboard

Approached from the rear of the communal entrance hallway in the porch. In the rear covered porch area is a door to a useful store cupboard (second on the left, numbered 172) providing useful storage.

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 999 year lease (less 10 days) (29/09/1963) with 938 years remaining, being with a share of the freehold, service charge is £1,800 and 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 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 E.

Location

CV32 6HW

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

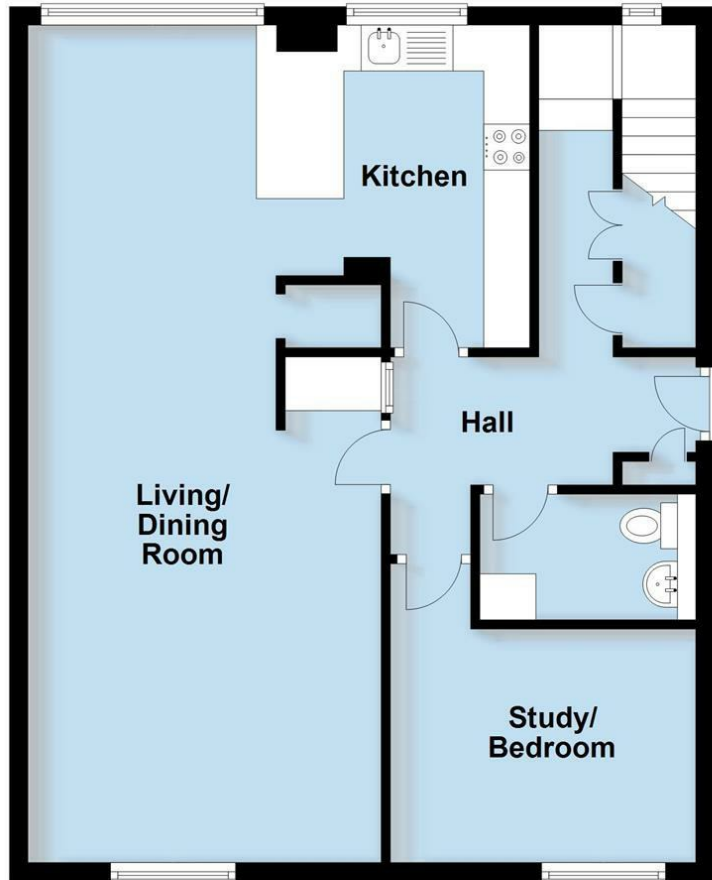
01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	68
(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

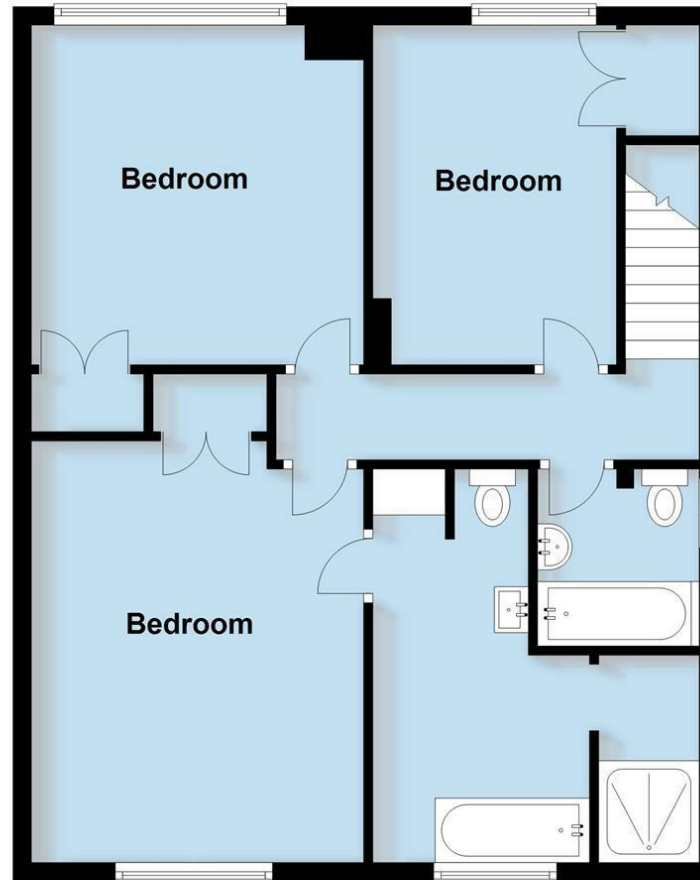
Second Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Third Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Total area: approx. 132.4 sq. metres (1425.4 sq. feet)

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