

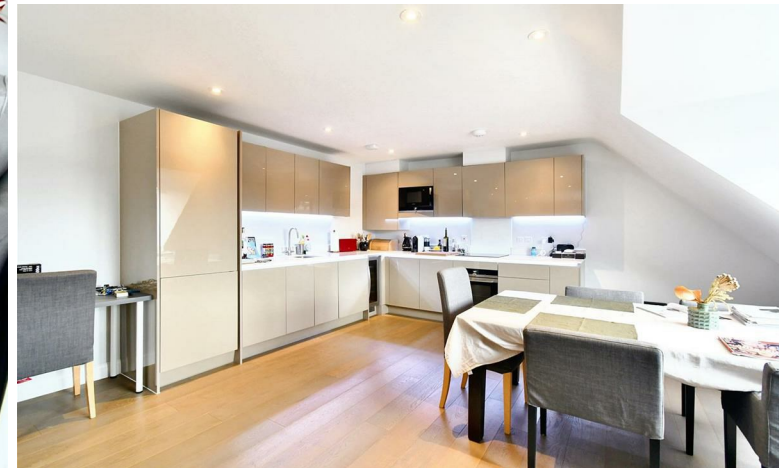
**ehB**  
RESIDENTIAL

Your Property - Our Business



8 Dickins House, 16-24 Kenilworth Street, Leamington Spa

£470,000



A modern and spacious and well appointed two double bed roomed, boasting large open plan living/dining/kitchen and balcony, ensuite, lift and two gated allocated parking spaces.

#### Briefly Comprising;

Communal entrance hallway, lift and staircase to top floor. Private entrance hall with cloaks cupboard and utility cupboard, large open plan 35'9 living/dining/kitchen. Living area with patio doors to roof terrace, kitchen with integrated appliances. Master bedroom suite with fitted wardrobes and

attractive en-suite shower room, additional double bedroom and fitted wardrobes, Separate bathroom. Double glazing, underfloor gas fired central heating. Two allocated gated parking spaces to rear.

#### Dickins House

Is a highly successful development situated in the heart of town offering a luxurious and well appointed finish throughout. Of particular note within this property is an open plan living/dining/kitchen area which is of a rare size. Whilst being open plan it is also successfully zoned into defined areas. An

attractive feature from the living space is the broad glazed windows and door leading out to roof terrace with roof top views. Both bedrooms are very generously proportioned and the bathrooms and kitchen fitted to a high standard.

#### The Property

Is approached via a communal entrance door giving access to...

#### Communal Entrance Hallway

With tiled floor and moulded panelling, staircase and lift rising to third floor landing.





### Communal Third Floor Landing

With personal door to...

### Private Entrance Hallway

With downlighter points to ceiling, wood flooring, door to useful cloaks/airing cupboard with manifolds for underfloor heating, slatted shelf, utility cupboard with space and plumbing for stacking appliances.

### Open Plan Spacious Living/Dining/Kitchen

35'9" overall (10.90m overall)

### Living Area

15'11" x 13'3" (4.85m x 4.04m)

With downlighter points to ceiling, TV aerial point, wood look flooring, aluminium patio door with glazed windows to either side leading to...

### Roof Terrace

With wood look flooring and lighting, outside power point, stainless handrail to balcony.



### Dining/Kitchen Area

19'11" x 18'1" (6.07m x 5.51m)

With a range of high gloss wall and base units and contrasting solid quartz working surface over, under slung sink with mono-mixer and drainer grooves to side, four point Siemens Ceran hob with Siemens oven below and concealed filter hood over, Siemens microwave, slimline drinks fridge, concealed Neff fridge and freezer, under pelmet lighting, concealed under counter lighting, downlighter points to ceiling, continuation of wood flooring, large aluminium double dormer window to rear, underfloor heating control.





### Bedroom One

22'1" x 11'10" into eaves (6.73m x 3.61m into eaves)  
 With arch topped timber frame double glazed window front elevation with fitted plantation style shutters behind and conservation style Velux double glazed roofline window with integrated blinds, opaque sliding glazed doors to built-in wardrobe with hanging rail and shelf and open shelving to the side, underfloor heating control, downlighter points to ceiling. Door to...

### En-Suite Shower Room

Fitted with an attractive contemporary suite to comprise; Porcelanosa low level WC with concealed cistern, wash hand basin with mono-mixer sat into floating vanity unit, glazed door to double shower cubicle with fixed rainwater style showerhead and additional hand held shower attachment, recess for products, downlighter points to ceiling, chrome electric towel rail, Velux double glazed roofline window bringing natural light and ventilation to the bathroom.



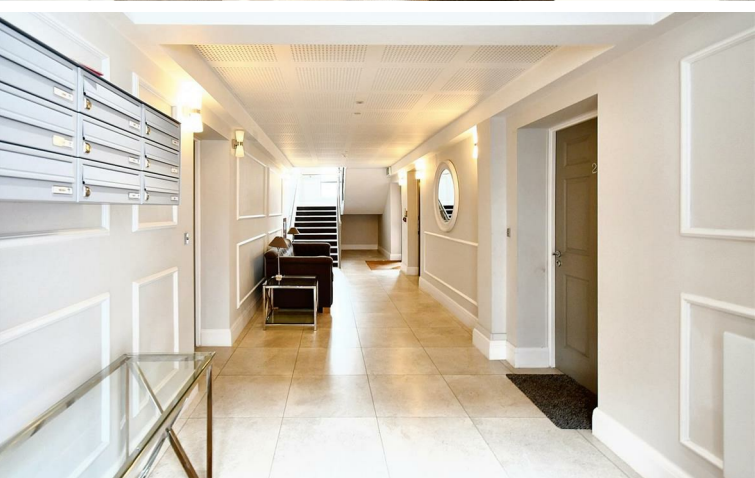
### Bedroom Two

13'3" x 11'9" into eaves (4.04m x 3.58m into eaves)  
 With arch topped timber frame double glazed window to front elevation with plantation style shutters behind, opaque mirror fronted doors to wardrobe with hanging rail and shelf, and additional open shelving to side, underfloor heating thermostat control.

### Bathroom

Fitted with a white contemporary modern suite to comprise; Porcelanosa low level WC, wash hand





basin with mono-mixer set into floating vanity cupboard, bath with mixer tap and shower over, splashback tiling extending to full height in bath and shower area, Velux roofline double glazed window, tiled floor, electric radiator towel rail.

#### Outside

To the rear of Dickins House there is a gated car park approached via the archway to the side, leads through to two allocated parking spaces numbered 8.

#### 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, from 1/7/2017 years remaining on the lease, service charge is £2440.72 and ground rent is £150 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.

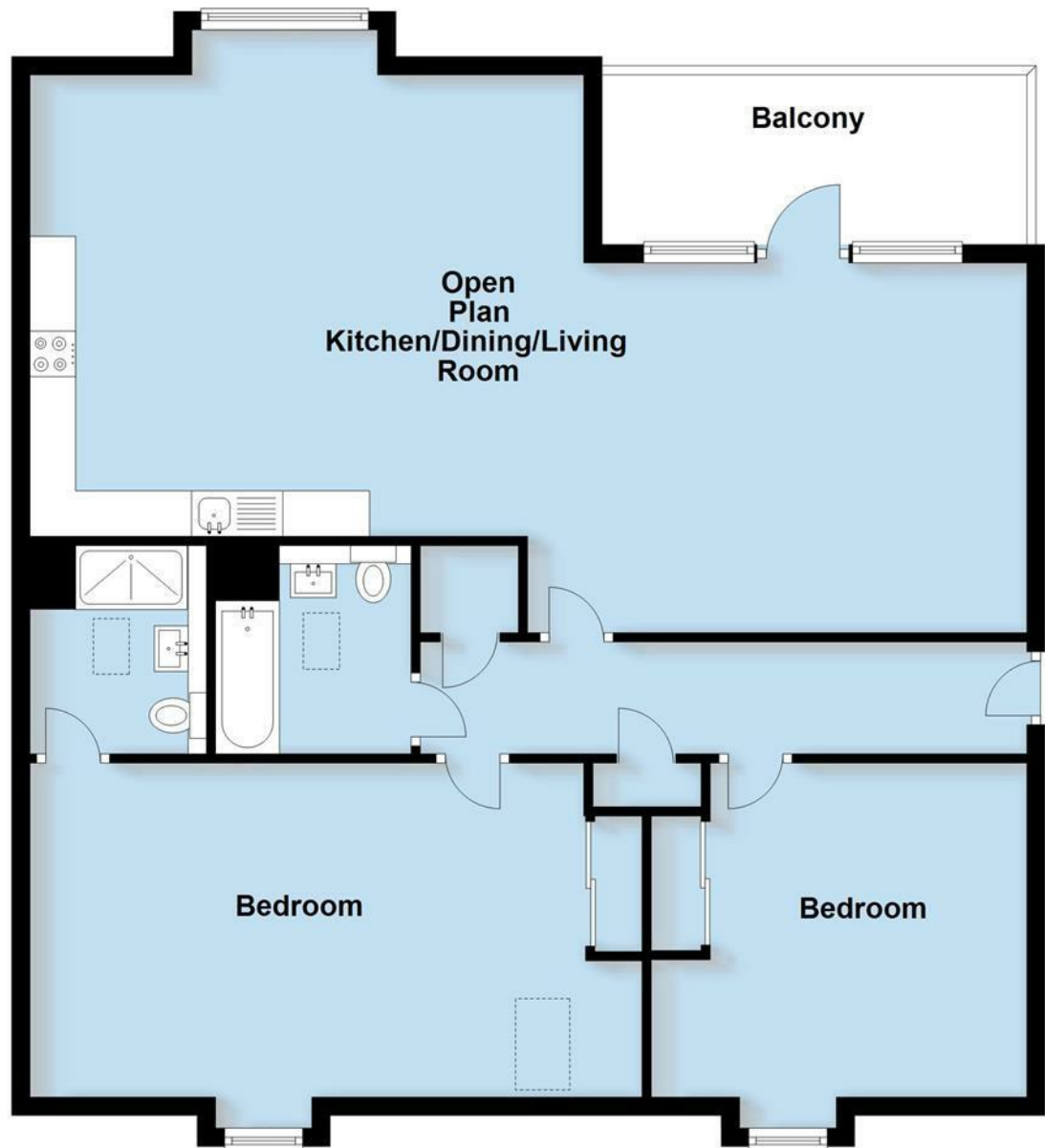
#### Council Tax

Council Tax Band D.

#### Location

CV32 4QS

**Third Floor**  
Approx. 114.0 sq. metres (1226.8 sq. feet)



Total area: approx. 114.0 sq. metres (1226.8 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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Clarendon Place  
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CV32 5QN

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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