



## Flat 4, 38, Heath Terrace, Leamington Spa, CV32 5NA

A large and spacious, two double bedroomed duplex, two bathroomed apartment situated in this well regarded part of Leamington, conveniently sited just north east of the town centre, benefitting from a parking space.

£239,950





## Flat 4, 38, Heath Terrace, Leamington Spa, CV32 5NA

### Briefly Comprising;

Communal entrance hallway and staircase rising to second floor, private entrance hall, large living room with semi-vaulted ceiling and bay window, fitted breakfast kitchen, large double bedroom with en-suite bathroom, staircase to top floor with large double bedroom and separate bathroom, majority double glazing, gas radiator heating, allocated parking space to rear.

### The Property

Is approached via an arched recessed communal entrance porch, approached via a pathway from Heath Terrace giving access to...

### Communal Entrance Hallways

With staircase rising to second floor. Personal door to the apartment gives access to...

### Entrance Hallway

With staircase rising to top floor, radiator.

### Living/Dining Room

16' into chim rec x 16' plus bay (4.88m into chim rec x 4.88m plus bay)

With upvc multi pane style double glazed window to front elevation, semi-vaulted ceiling line, double radiator.

### Breakfast Kitchen

7'7" x 14'9" (2.31m x 4.50m)

With a range of cream shaker style wall and base units with contrasting granite look working surface over, one and a half bowl sink drainer unit, space for electric cooker with filter hood over, space for slimline dishwasher, space for tall fridge freezer, space for washing machine, wall mounted Ariston boiler, breakfast bar return with splashback tiling, fireplace to corner, radiator.

### Bedroom One

16' x 16'10" (4.88m x 5.13m)

With upvc double glazed multi pane style window to rear elevation, semi-vaulted ceiling line, radiator.





### En-Suite Bathroom

Fitted with a low level WC, pedestal wash hand basin with mono-mixer, bath with shower attachment and mixer tap, upvc obscure double glazed window to rear elevation, extractor, radiator.

### Top Floor Bedroom

Approached via dog-leg staircase rising up to top floor landing.

### Bedroom Two

15'11" x 15'11" (4.85m x 4.85m)

With feature semi-angled ceiling lines, two Velux double glazed roof line windows, one to front and one to rear elevation, exposed ceiling timbers, double radiator.

### Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath, telephone style shower attachment, mixer tap, glazed roof line window, louvred door to shelved storage cupboard.

### Communal Cellar

Approached from the communal rear lobby hallway.

### Outside Front

There is a communal front garden.

### Outside Rear

There is a number of communal bike racks at the rear and an allocated parking space.

### 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 new lease, service charge is £75 pcm 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

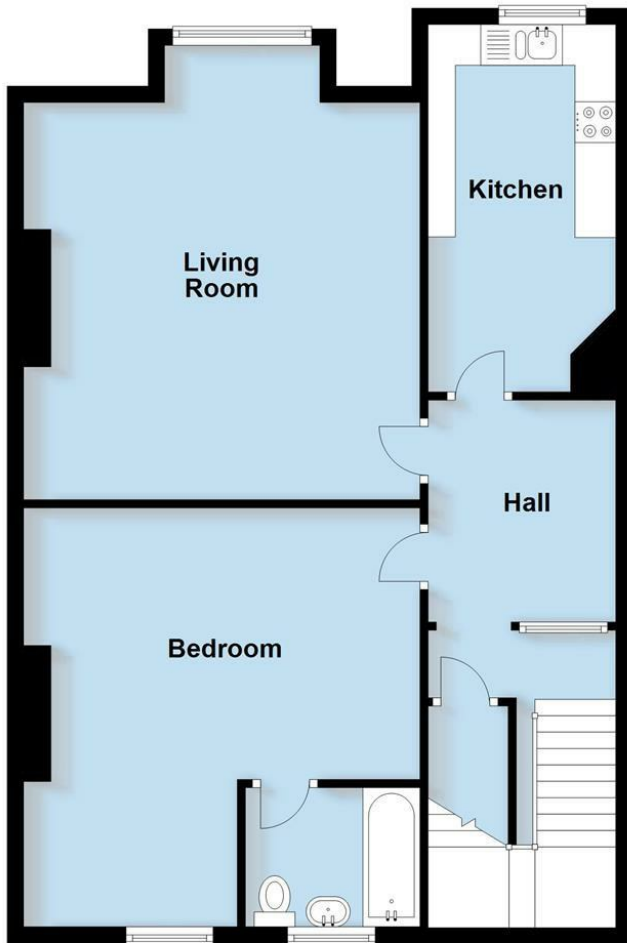
Council Tax Band C.

### Location

Heath Terrace  
Leamington Spa  
CV32 5NA

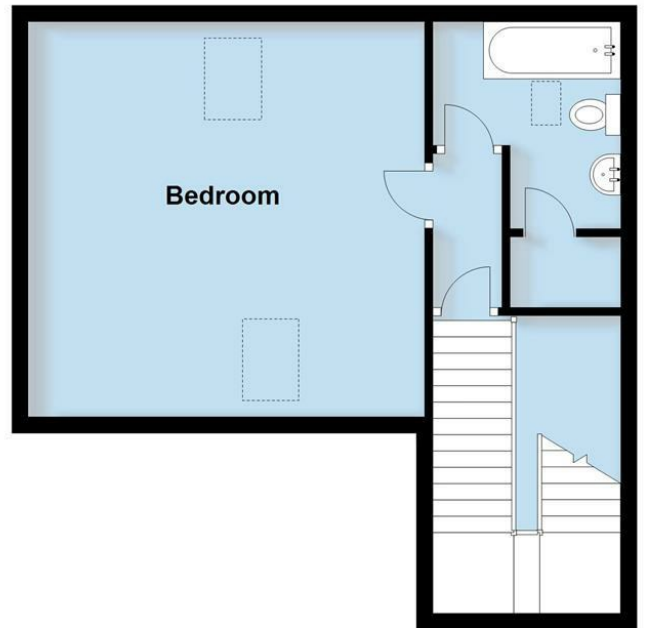
## Second Floor

Approx. 76.9 sq. metres (827.7 sq. feet)



## Third Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 117.6 sq. metres (1265.4 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		70	79
(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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