



ehB
RESIDENTIAL
Your Property - Our Business

192 Northumberland Court, Northumberland Road, Leamington Spa

£269,950



No Upward Chain A well proportioned and presented, first floor two double bedroom spacious apartment, situated in this popular and convenient North Leamington location, benefitting from balcony and garage en-bloc.

Briefly Comprising;

Communal entrance porch, communal entrance hallway and staircase to first floor landing, private entrance hallway, large living/dining room with sliding door to balcony, spacious kitchen, two good sized double bedrooms, white refitted bathroom, upvc double glazing, gas radiator heating, communal grounds and attractive landscaped gardens, communal car parking facility and garage situated en-bloc.

The Property

Is approached via a communal canopy porch.

Communal Canopy Porch

With glazed entrance door with entry phone point, giving access to...

Communal Entrance Hallway

With staircase rising to first floor communal landing. Door to...

Private Entrance Hallway

With coved cornicing, useful store cupboard with shelving, radiator.

Living/Dining Room

11'5" x 17'5" max (3.48m x 5.31m max)
With upvc double glazed sliding patio door to balcony to rear, coved cornicing, central ceiling rose, double radiator, double multi pane glazed doors through to...

Breakfast Kitchen

8'3" x 11'7" (2.51m x 3.53m)

Fitted with a range of matching wall and base units with contrasting wood look working surface with double drainer, single sink unit with mono-mixer, four point stainless gas hob with oven below, concealed filter hood over, two under counter appliance spaces, further space and plumbing for washing machine, upvc double glazed window to front elevation, radiator, further door to cupboard housing Worcester combination boiler.

Bedroom One (Rear)

11'8" x 12'4" (3.56m x 3.76m)

With upvc double glazed window to rear elevation, double radiator.



Bedroom Two (Front)

8'11" x 11'7" (2.72m x 3.53m)

With upvc double glazed window to front elevation, radiator.

Bathroom

Attractively refitted with a white contemporary suite to comprise; low level WC with pedestal wash hand basin to side with mono-mixer, bath with mixer tap with Grohe shower and control, attractive splashback tiling, chrome radiator towel rail, wood look tiled floor, upvc obscure double glazed window to front elevation, door to LINEN CUPBOARD with slatted shelving.

Outside

Northumberland Court has impressively well maintained and landscaped, communal grounds and gardens,

particularly to the rear is a pleasant seating area with lawned, well stocked herbaceous borders and trees, around the front of the property is a communal car parking facility.

Garage

Situated en-block with up-and-over door numbered 4.

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) from 29/09/1963, with 938 years remaining, service charge is £1,156.92 per annum 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.

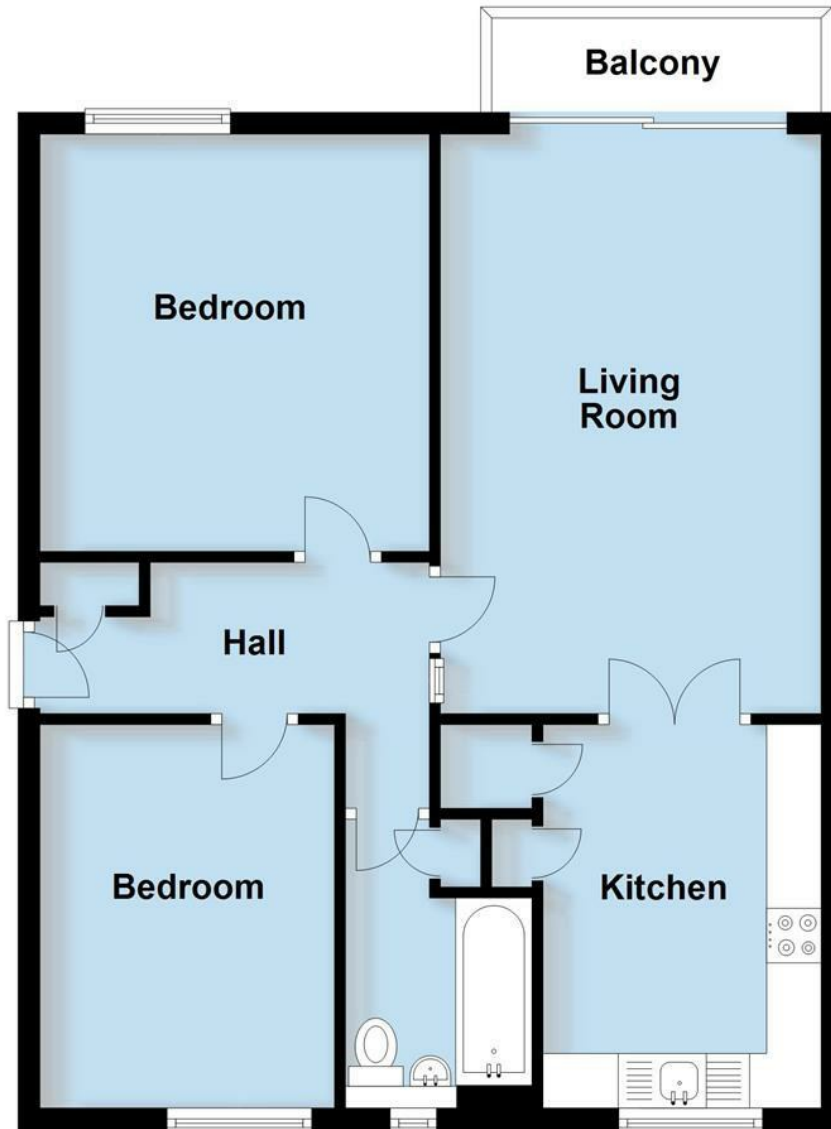
Council Tax

Council Tax Band C.

Location

CV32 6HW

First Floor
Approx. 63.9 sq. metres (687.5 sq. feet)



Total area: approx. 63.9 sq. metres (687.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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	

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