

ehB
RESIDENTIAL

Your Property - Our Business



10 Chapel Court, Windsor Street, Leamington Spa

Guide Price £475,000



A large and spacious, multi level three double bed roomed apartment, located right in the heart of the town centre benefitting from gated allocated car parking space to the rear.

Briefly Comprising;

Private entrance hallway, cloaks cupboard, staircase to first floor landing, large sitting room with two full height casement windows overlooking Portland Street. Dining/kitchen. Second floor landing, Master bedroom with en-suite shower room, further double bedroom and main bathroom.

Top floor with large double bedroom. Gas radiator heating, allocated gated parking space. NO CHAIN.

Chapel Court

Is set between Windsor Street and Portland Street. This particular property enjoys an outlook over Portland Street, and is approached discretely from the rear via gated courtyard with allocated parking space.

This particular property offers spacious and flexible living.

Of particular note are the size of the reception rooms and bedrooms with the advantage of an en-suite and a large spacious bathroom. Viewing high recommended.

The Property

Is approached via gated archway from Windsor Street which leads into the courtyard over a Set paved communal drive. Paved path and steps leading down to communal courtyard area which in turn has steps with metal handrails either side leading up to the...





Private Entrance Door

Giving access to...

Entrance Vestibule Hallway

With staircase rising to first floor landing, tiled floor, double radiator, door to ground floor spacious store cupboard. Staircase rises to

First Floor Landing

With downlighter points to ceiling, radiator. Dog-leg staircase rising to Second Floor with tall multi pane sash window to rear, bringing natural light to the hallway.

Second Floor

Sitting Room

19'4" x 11'1" (5.89m x 3.38m)

With timber framed multi pane, twin set of double doors overlooking Portland Street with wrought iron railings in front thereof and multi pane windows over, radiator, partially glazed double doors through to...

Dining/Kitchen

12'10" x 17'1" (3.91m x 5.21m)

With timber framed sash window to rear elevation, range of cream shaker style wall and base units with oven and microwave, space and plumbing for washing machine, dishwasher, double cupboard housing boiler and hot water cylinder, downlighter points to ceiling, double radiator.

Second Floor Landing

With pitched and vaulted ceiling, conservation style roofline window, downlighter points, wall light points, understair store cupboard, door to...





Master Bedroom Suite

13'2" max into recess x 14'2" max (4.01m max into recess x 4.32m max)
 With double doors to built-in wardrobe with hanging rail and shelf, multi pane timber framed window, shelved display recess, radiator, entry phone point and door to...

En-Suite Shower Room

Fitted with a corner shower cubicle with wall mounted shower and control, wall hung corner wash hand basin, low level corner WC, splashback tiling, downlighter points to ceiling, radiator.

Bedroom Three (Front)

9'5" x 14' max (2.87m x 4.27m max)
 With multi paned double glazed window, radiator, double cupboard with hanging and shelving.

Bathroom

Fitted with white suite to comprise; low level WC with concealed cistern, wash hand basin, bath with mixer tap with hand held shower attachment, splashback tiling extending to full height in separate shower cubicle with wall mounted shower control, downlighter points to ceiling, Xpelair extractor and multi pane obscure sash window, double radiator.



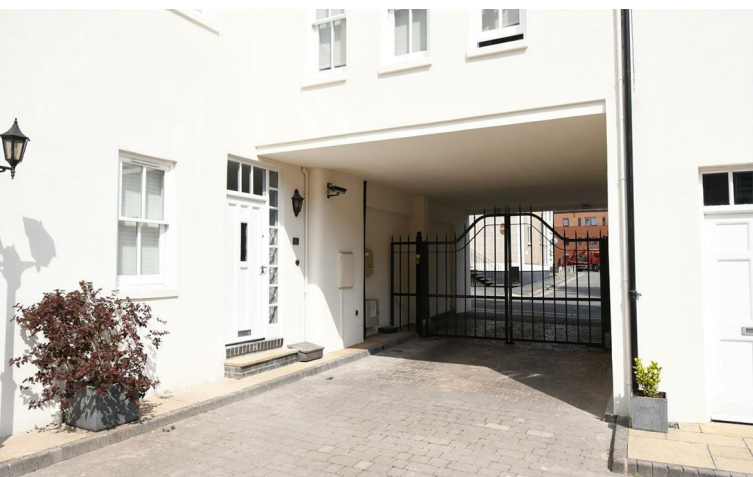
Top Floor Landing

Giving access to...

Bedroom Two

13' max x 11'9" (3.96m max x 3.58m)
 With feature angled and vaulted ceiling lines, double glazed conservation style roofline window with additional timber dormer window to front elevation, air conditioning unit, double radiator, two eaves storage cupboards.





Outside

To the rear of the property is an allocated parking space numbered 10. This is approached via communal double gates from Windsor Street.

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 (01/01/2003) with 104 years remaining, service charge is £4,174 per

annum and ground rent is £200 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

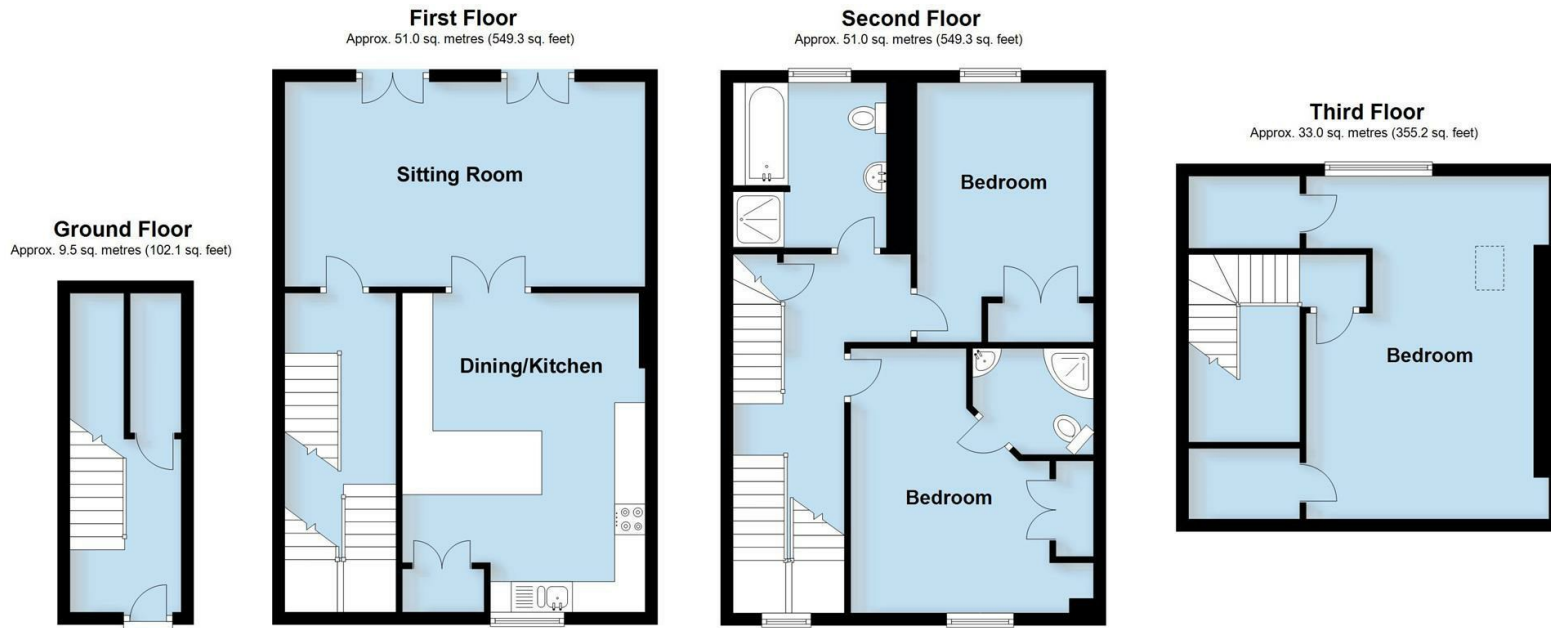
Council Tax Band E.

Location

CV32 5ER



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents



Total area: approx. 144.6 sq. metres (1556.0 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 67 | 74 |
| (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