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RESIDENTIAL

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81 Champion Court, Champion Road, Leamington Spa



A purpose built two double bedroom, first floor apartment, situated in this well regarded and convenient North Leamington location with garage en-bloc.

#### Briefly Comprising;

Communal entrance hallway and staircase to first floor landing, living/dining room, inner hallway, fitted kitchen with integrated hob, oven and dishwasher. Two spacious double bedrooms. Cloakroom/WC and separate bathroom. Gas radiator heating, double glazing. Communal grounds, garage en-bloc. NO CHAIN.

#### The Property

Is approached via...

#### Communal Hallway

With double glazed entrance door giving access to...

#### Communal Entrance Hallway

With staircase rising to first floor communal landing. Personal door giving access to...

#### Living/Dining Room

12'4" x 12'10" (3.76m x 3.91m)

With upvc double glazed window to front elevation and radiator set behind cover. Door to...

#### Inner Hallway

Serving the remainder of the accommodation.

#### Kitchen

9'7" x 7'4" into doorway (2.92m x 2.24m into doorway)

With matching wall and base units with contrasting working surface over, stainless steel sink drainer unit with mixer

tap, inset four point stainless hob with oven below, concealed Bosch dishwasher, recess for fridge freezer, radiator, tiled floor, downlighter points to ceiling, upvc double glazed window to front elevation.

#### Bedroom One

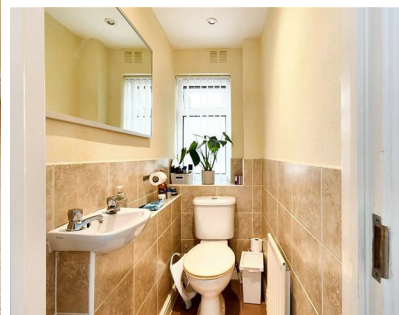
13'11" x 12'1" (4.24m x 3.68m)

With upvc double glazed window to rear elevation and radiator, fitted wardrobe with hanging and shelving.

#### Bedroom Two

10'10" x 8'7" (3.30m x 2.62m)

With upvc double glazed window to rear elevation and radiator.



### Separate Cloakroom

Fitted with a white modern suite to comprise; low level WC, wash hand basin, splashback tiling to half height, downlighter points to ceiling, upvc obscure double glazed window to side elevation, tiled floor, radiator.

### Bathroom

Fitted with a white suite to comprise; wash hand basin set into vanity unit with mono-mixer, bath with shower over with fixed rainwater style shower head and additional hand held shower attachment, splashback tiling, upvc obscure double glazed window to side elevation, chrome radiator towel rail, tiled floor, cupboard concealing Worcester combination boiler, recess below with space and plumbing for washing machine.

### Outside

Campion Court is set within well maintained grounds to front and rear.

### Garage

No 7 with up-and-over door. Situated en-bloc to the rear of the development.

### 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 (29/09/1975) with 950 years remaining, being with a share of the freehold, service charge is £1,620 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 B

### Location

1st Floor  
CV32 5XE

# First Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



Total area: approx. 54.4 sq. metres (585.9 sq. feet)

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

Your Property - Our Business

- Residential Estate Agents
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Leamington Spa Office  
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Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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