





A first floor spacious one bedroomed apartment, conveniently sited in the heart of the town centre in this popular development, in Leamington, boasting secure parking.

Briefly Comprising;

Communal entrance hallway and staircases, private entrance hall with large utility/store cupboard, L-shaped living/dining/kitchen with integrated appliances and two double doors to Juliet balconies overlooking Livery Street. Double bedroom with built-in wardrobes, white fitted bathroom. Electric heating, double glazing. Allocated underground parking space. NO CHAIN.

The Property

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

Communal Entrance Hallway

With staircase rising to first floor landing with private entrance door to...

Private Entrance Hallway

With double doors to utility/store cupboard housing Heatrae Sadia Megaflow hotwater tank and plumbing for washing machine. Wood look laminate floor, entry phone point, electric heater, downlighter points to ceiling, door to...

Open Plan L-Shape Living/Dining Room

Being open plan and yet forming two distinctive areas.

Living/Dining Area

18'5" x 9'6" (5.61m x 2.90m)

With downlighter points to ceiling, electric heater, twin double glazed doors overlooking Livery Street with Juliet balconies.

Kitchen Area

7'11" x 8' (2.41m x 2.44m)

Being fitted with a range of matching wall and base units, with

contrasting granite look working surface over and upstands, stainless steel sink drainer unit with mixer tap, four point Ceran electric hob with stainless and glazed oven below, stainless splashback and filter hood over, concealed fridge freezer, concealed dishwasher, eyelevel Tambour wall cupboards, downlighter points to ceiling.

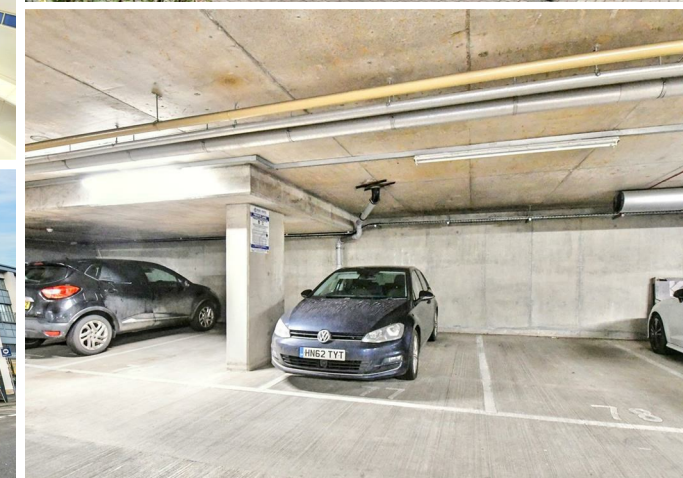
Bedroom

10'10" x 11' inc fitted w'robe (3.30m x 3.35m inc fitted w'robe)

Downlighter points to ceiling, electric Dimplex wall heater, upvc double glazed French doors with Juliet balcony, fitted wardrobes with hanging, continuation of wood look flooring.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap, wall mounted shower and control over, full white splashback tiling with attractive blue border tile, tiled floor, electric radiator towel rail.



Outside

Parking is available from Regent Grove via the underground car park to the left of Presto Music, approached via electric doors, allocated parking space No. 77.

Access to the Apartment

By foot from Livery Street, or by the Car Park and coming up into Napoleon House via the stairwell or lift and then by foot across Livery Street to Leopold House.

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 (18/06/2004) with 104 years remaining, service charge is £1,506.86 per annum and ground rent is £280 per annum. Please verify this information with your legal advisers. Further details upon request.

Nb

Please note the internal photos are historic marketing photos.

Services

All mains services are understood to be connected to the property with the exception of 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

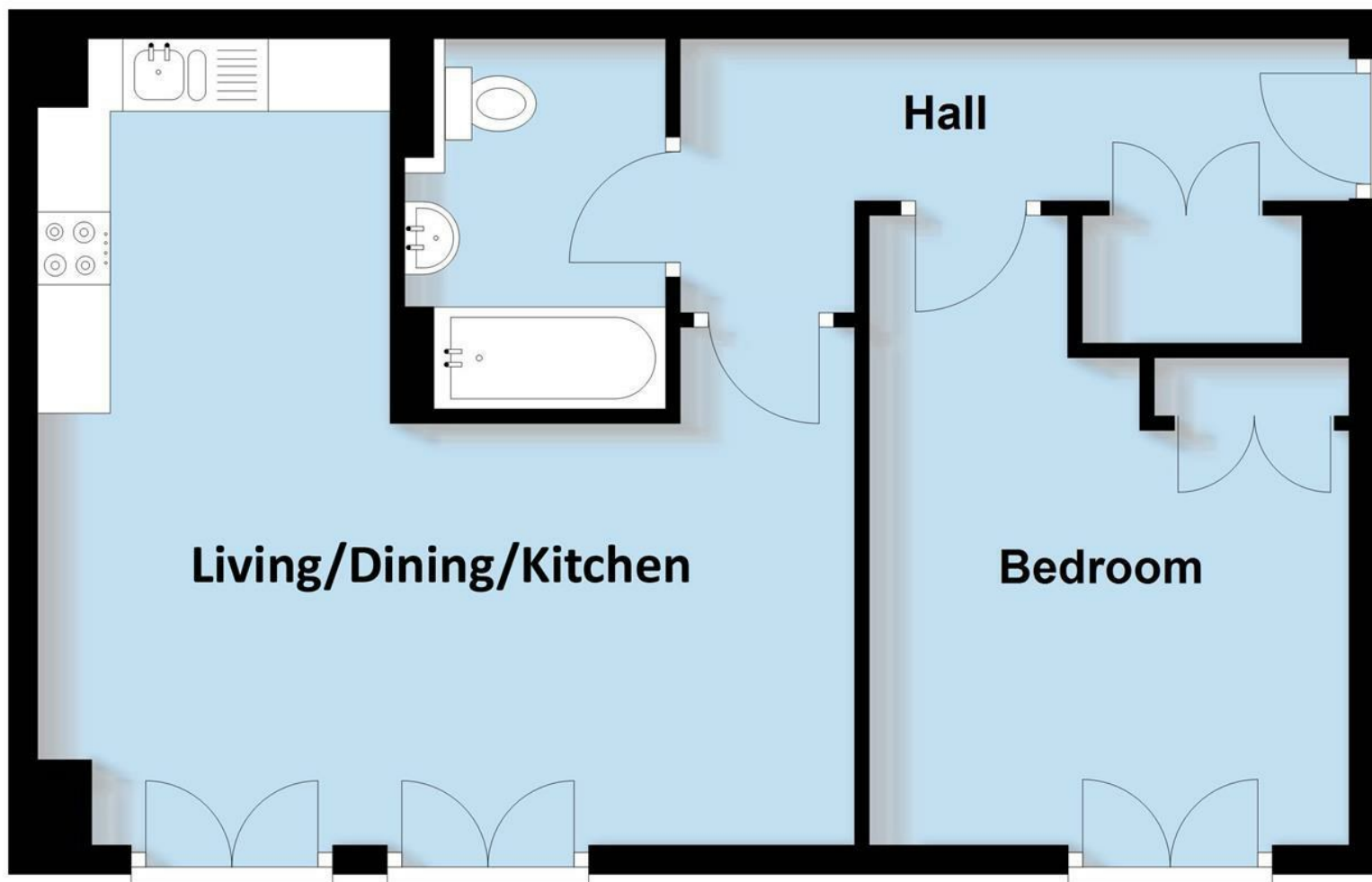
Council Tax Band C.

Location

First Floor
CV32 4ND

First Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 50.0 sq. metres (538.5 sq. feet)

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

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Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

78

68

EU Directive 2002/91/EC

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