





A two bedroomed third floor apartment situated in the heart of Leamington town centre, benefitting from an en suite and open plan living dining kitchen. No Chain.

Woodward House

Comprises a modern development with lift situated in the heart of the regency town centre, conveniently located for the shops, boutiques, restaurants and bars as well as local parks and the railway station.

Briefly Comprising;

Communal Entrance hallway with lift and stairs, Communal Landing, Private Entrance Hallway, Open plan living/dining kitchen with integrated oven, hob and

filter hood, fridge/freezer, master bedroom with en-suite bathroom, further bedroom and shower room, electric under floor heating and double glazing.

Communal Entrance Door

Giving access to...

Communal Entrance Hallway

With staircase and lift rising to second floor, personal door to...

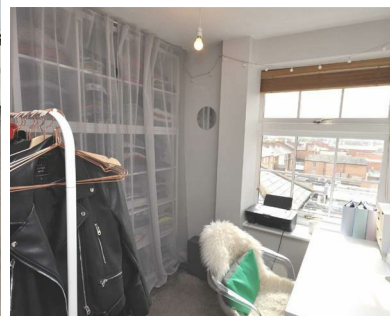
Private Entrance Hallway

With down lighter points to ceiling, useful door to cupboard housing insulated hot water cylinder.

Living/Dining/Kitchen

16'1'0" expanding to 20'2" into doorway x 13'4"

Two timber framed double glazed multi paned windows to rear elevation to the living/dinning area, down lighter points to ceiling and tiles to floor in kitchen area, a range of matching wall and base units with contrasting working surface over, stainless steel one and a half bowl sink drainer unit, inset four point Hotpoint electric hob with stainless and glazed Hotpoint oven below and filter hood over, concealed fridge and freezer, space and plumbing for washing machine.



Master Bedroom

12'5" reducing to 10'1" x 10'4" (3.78 reducing to 3.07 x 3.15)

With timber framed multi paned style double glazed window to rear elevation, door to..

En-Suite Bathroom

Fitted with a panelled bath, low level WC, pedestal wash hand basin and enclosed shower cubicle, tiled floor.

Separate Shower Room

With low level WC, wash hand basin, splash back tiling, down lighter points to ceiling, extractor and enclosed shower cubicle.

Bedroom Two

7'10" x 6'9" (2.39 x 2.06)

With timber framed double glazed multi paned style window to rear.

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 (01/03/2007), with 107 years remaining. The service charge is £2,986.95 per annum and ground rent is £200. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are believed 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.

Location

Apt 18 Woodward House
43 Bedford Street
Leamington Spa
CV32 5DJ

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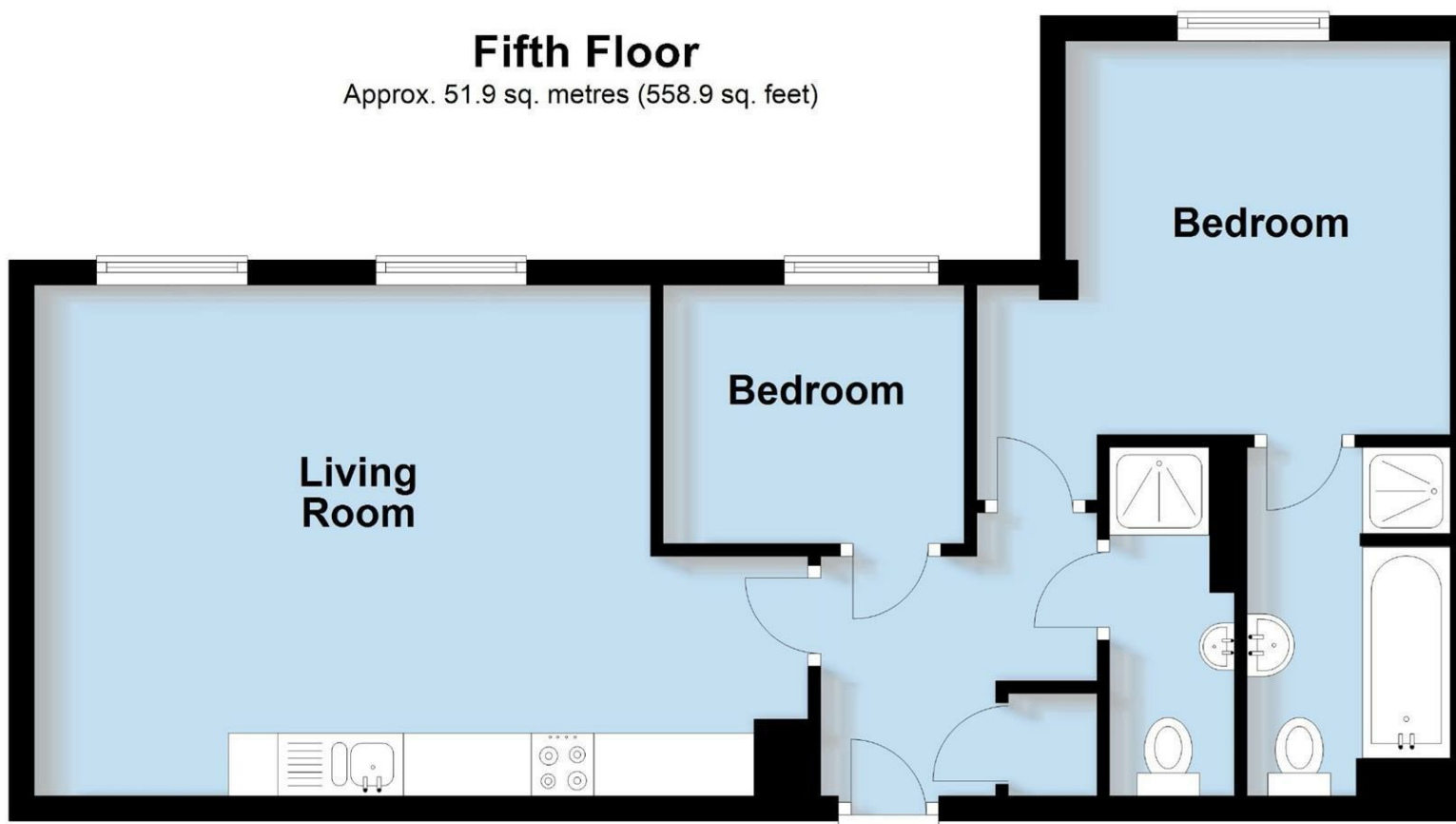
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Fifth Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



Total area: approx. 51.9 sq. metres (558.9 sq. feet)

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