





A spacious two double bedroom second floor apartment, boasting generous living, ensuite to master bedroom, two allocated parking spaces in this prestigious tree lined North Leamington location.

Briefly Comprising

Communal entrance hallway, staircase and lift to second floor landing. Private entrance hallway, cloaks cupboard and further store cupboard. sitting room with French doors to the balcony over looking Beverly road and adjacent semi open plan dining room. Breakfast kitchen with integrated appliances, master bedroom with built in wardrobes and ensuite shower room. Further spacious

double bedroom, white fitted bathroom, UPVC double glazing, gas radiator heating, video entry phone point, two allocated parking spaces. NO CHAIN

The Lime House development was built by well renown local builders AC Lloyd, and offers us a rare opportunity to acquire a well propertied flat. The property benefits from two very spacious bedrooms, the master of which has got an ensuite shower room, a breakfast kitchen, a living room with lovely double doors leading to the balcony but with a rare adjacent dining room.

Beverley road is one of Leamington's premier addresses being an attractive tree lined avenue with a green. Predominantly made up of detached houses with a number of apartments and other period properties, and is conveniently located within walking distance to the town centre. Located nearby is the local tennis club and a parade of shops. for local conveniences.

Communal Hallway

Property is approached via a covered communal porched area giving access to communal entranced door with entry phone point to side giving access in turn to communal entrance hallway and stairs to second floor



landing. There is also a lift giving access to the second floor.

Private hallway

The door to the apartment gives access to private hallway with downlighter points and light tube, video entry phone point, door to useful cloaks cupboard, further double doors to additional storage cupboard with shelving and hanging.

Sitting Room

15'10" x 12'1" (4.83m x 3.68m)

With multi pane style UPVC double glazed French doors

giving access to balcony. Velux double glazed roof lined window to feature angled ceiling line, radiators, square opening through to adjacent dining room.

Balcony

With attractive wrought iron railings and views out across Beverly road.

Dining Room

10'4" x 8'6" (3.15m x 2.59m)

With Velux double glazed window to feature angled roof line, cornicing, radiator.



Breakfast Kitchen

8'3" max x 16'10" (2.51m max x 5.13m)

The kitchen is approached via a part glazed door, with a range of timber look fronted wall and base units with contrasting working surface over. Inset one and a half bowl sink drainer unit with mixer taps. Inset Hotpoint gas hob with double oven below and stainless and glazed filter hood over, space and plumbing for washing machine, concealed Hotpoint dishwasher, concealed fridge freezer. Breakfast area with feature angled ceiling line, radiator, continuation of wood look flooring, UPVC multi paned style double glazed window to front elevation.





Bedroom One

16'10" max x 12'5" (5.13m max x 3.78m)

Feature angled ceiling line and Velux double glazed window with further window below with built in blinds, twin double door to built in wardrobe with hanging rail and shelf.

Ensuite

Fitted with a white suite to comprise, corner shower cubicle with wall mounted Mira shower and control, low level WC, wash hand basin set into vanity cupboard, radiator towel rail, splash back tiling to half height extended to full height in shower area, downlight points, ceiling extractor, light tube.

Bedroom Two

10'9" x 16'2" (3.28m x 4.93m)

With two fitted wardrobes, two double glazed roof lined windows to feature angled ceiling line, radiator, double door to built in wardrobe with hanging rail and shelf, further door to cupboard concealing Worcester combination boiler.

Bathroom

Attractively fitted with a white suite, to comprise low level WC, wash hand basin with mixer taps and set in vanity unit, bath with wall mounted shower and controls, splash back tiling extend to full height in bath and shower area,

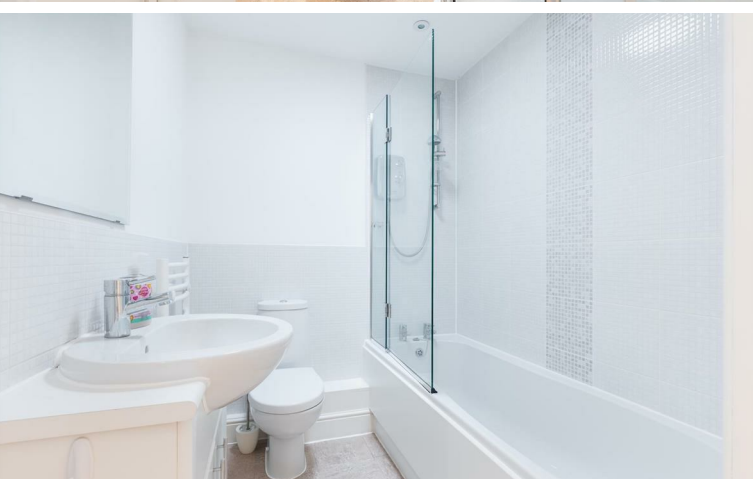
radiator towel rail, downlighter points, extractor and light tube to ceiling.

Outside

Lime House is set within its own grounds and landscaped gardens. There are two allocated parking spaces for the property both numbered 6. One immediately to the front of the development and another through the arch way on the left hand side, both clearly labelled.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).



Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold with a share of

Freehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease from 1/1/2006, service charge is £2627.66 per annum and ground rent is £0 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.

Postcode

CV32 6PH



Second Floor

Approx. 89.4 sq. metres (961.8 sq. feet)



Total area: approx. 89.4 sq. metres (961.8 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
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
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	79	79
(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