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8 Beauchamp House, Beauchamp Hill, Leamington Spa

**Asking Price
£225,000**



Situated in this attractive period building, a spacious one bedroom second floor apartment. Superbly positioned for town and offering access to large communal gardens to the rear.

Briefly Comprising;

Communal entrance hallway and staircase rising to the second floor, private entrance hall, living room with dual aspect breakfast kitchen, double bedroom with built-in cupboard and en-suite and white modern fitted bathroom. Double glazing, gas radiator heating. Communal lawned and landscaped grounds to the rear, communal car parking facilities and further small park style gardens and grounds shared with some of the neighbouring properties. NO CHAIN.

Beauchamp House

Is a Grade II listed handsome period property ideally situated just North East of the town centre within a very short stroll of the Parade, but also offering good access to local pubs and shops. The building

is situated opposite the attractive Dell Gardens.

A particular feature of this property is the communal rear lawned gardens and the access to the London style communal mini park garden shared with some of the adjacent properties on Clarendon Crescent. This really does offer a rare opportunity for somebody looking for a spacious and attractive apartment within the heart of the town and yet offering access to open spaces, rarely found with apartments in central Leamington.

The Property

Is approached via a pathway to the left hand side of the building as viewed, which in turn gives access to the...

Communal Entrance Door

With entry phone point leading to...

Communal Entrance Hallway and Staircase

Rising to first and second floor landings, private door to the apartment.

Private Entrance Hallway

With coved cornice, radiator, fuse box.

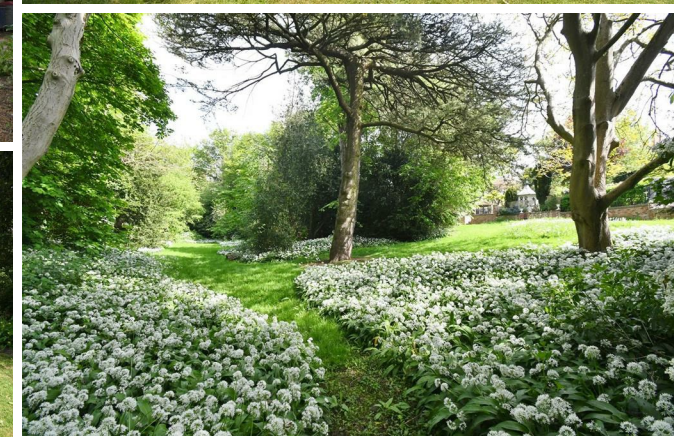
Living Room

18'6" x 12' plus window recess (5.64m x 3.66m plus window recess) With feature angled ceiling lines, with coved cornice, multi paned double glazed sash window to side elevation, further double glazed Velux window to front elevation, double radiator, fireplace surround.

Breakfast Kitchen

9'5" x 11'5" (2.87m x 3.48m)

With a range of light wood look wall and base units with green granite look working surface over and splashback tiling, inset four point stainless steel gas hob with oven below and filter hood over, one and a half bowl stainless steel sink drainer unit with mixer tap, space and plumbing for dishwasher and washing machine, kitchen island/breakfast bar unit with base cupboards and wall mounted boiler, space for tall fridge freezer, double radiator, laminate flooring, double glazed Velux window to feature angled ceiling line.



Bedroom

11'8" max x 12'11" max (3.58m max x 3.94m max)
With feature angled ceiling line, Velux window, radiator, door to deep airing/store cupboard with slatted shelving. Door to...

En-Suite Bathroom

Fitted with a white suite comprising; bath with wall mounted Mira shower and control, wash hand basin with mono-mixer set into vanity cupboard, low level WC, double radiator, obscure glazed timber framed sash window to side elevation.

Outside

Beauchamp House is set in an attractive landscaped communal lawned garden to the rear of the property, mature gardens that offer a lovely outdoor sitting space for residents, beyond that there is access to a shared London style mini park garden which is enjoyed by this property and a number of properties predominantly in Clarendon Crescent and offers further tranquil private green space.

Mobile Phone Coverage

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

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 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, being with a share of the freehold, although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (21/10/22) with 996 years remaining, service charge is £2,400 per annum and ground rent is £50 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 A.

Location

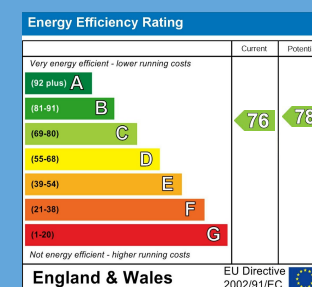
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