



**6 Mitaka House, Morton Street, Leamington Spa**





A stylish, and well proportioned, first floor apartment, one bed roomed with allocated off road parking space, situated close to the town centre.

#### Briefly Comprising;

Communal entrance hall and stairs, private entrance vestibule, open plan living/dining/kitchen, double bedroom with fitted wardrobes, large walk-in storage cupboard, shower room. Double glazing, gas radiator heating. Allocated parking space. NO CHAIN.

#### The Property

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

#### Communal Entrance Hallway

With post boxes and staircase rising to communal first floor landing with stainless and glazed balustrade and handrails, personal door to apartment Number 6 gives access to...

#### Private Entrance Vestibule

With door leading to...

#### L Shaped Living/Dining/Kitchen

10'3" exp to 19'4" in kitchen area x 22'9" (3.12m exp to 5.89m in kitchen area x 6.93m)

Being open plan and yet forming distinctive areas with downlighter points to ceiling, double glazed sash window to rear elevation, radiator, door to deep storage cupboard, sliding opaque glazed doors to bedroom, wood look flooring.

#### Kitchen Area

Fitted with a range of attractive high gloss wall and base cupboards with solid working surface and upstands over, inset four point Siemens Ceran electric hob with oven below and filter hood over, under slung Franke one and half bowl sink unit with

mixer tap and drainer grooves to solid working surface to side, concealed Beko dishwasher, concealed refrigerator, concealed freezer, cupboard concealing Worcester combination boiler.

#### Bedroom

10'1" x 9'11" (plus fitted wardrobes) (3.07m x 3.02m (plus fitted wardrobes))

With timber framed double glazed sash window to rear elevation, radiator, opaque glazed sliding doors to built-in wardrobe with hanging and shelving, wood look flooring, radiator.

#### Large Walk-in Store Cupboard

10'1" x 5'1" (3.07m x 1.55m)

With downlighter points, continuation of wood look flooring and radiator.





#### Shower Room

Attractively fitted with a white contemporary suite to comprise low level WC with concealed cistern, wash hand basin set into floating vanity unit with mixer tap, double shower cubicle with wall mounted shower and control, neutral toned full splashback tiling, continuation of wood look flooring, chrome radiator towel rail, downlighters, extractor fan.

#### Outside

Approached via the archway to the side gives access to the rear car park, where there is an allocated parking space numbered 6.

#### 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 125

year lease (1/1/2016) with 116 years remaining, service charge is £ XXX per annum, ground rent £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 is Band C.

#### Mobile Phone Coverage

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

#### Broadband Availability

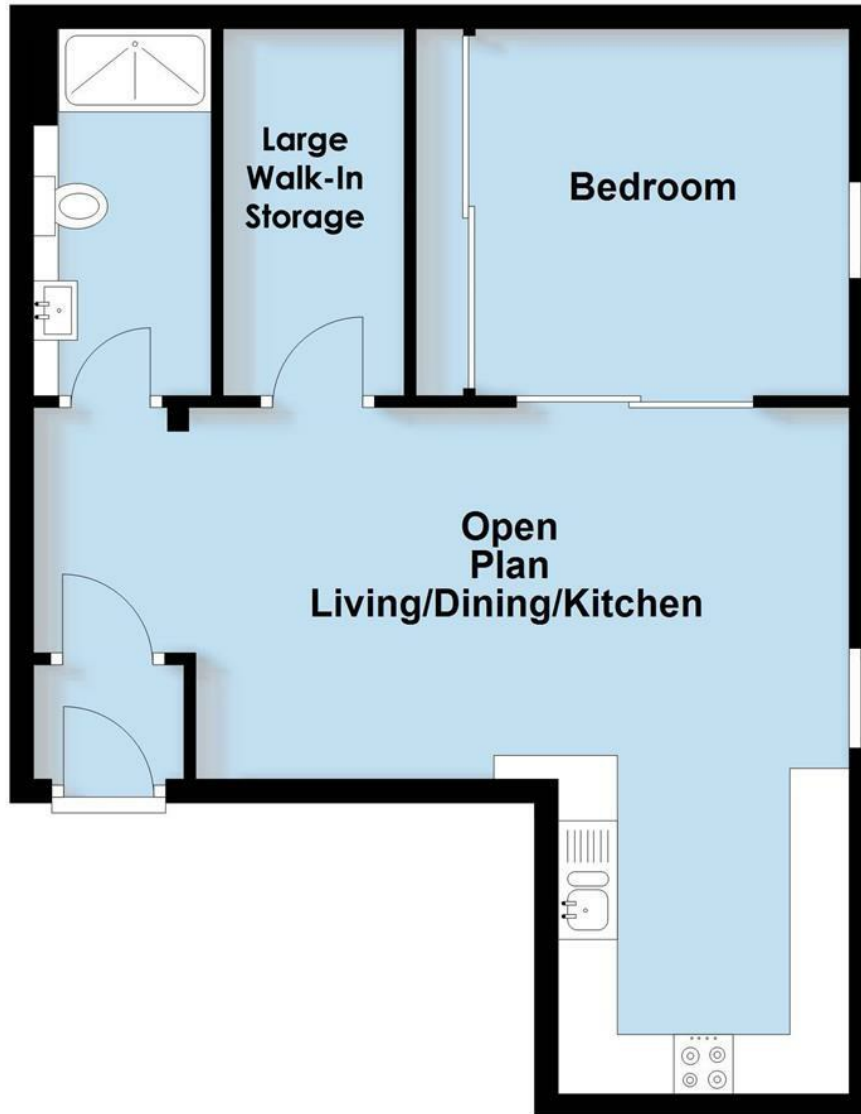
Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

#### Location

First Floor  
CV32 5TP

## First Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



Total area: approx. 50.1 sq. metres (538.8 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	83	83
EU Directive 2002/91/EC		

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