



Tachbrook Street,

complete 
ESTATE AGENTS

Tachbrook Street, Leamington Spa

This beautifully presented and stylish one bedroom apartment is situated within walking distance to Leamington Spa town centre and the train station. This spacious and bright apartment has been completely refurbished by the current owner and comprises in brief, Private entrance door and hallway with stairs leading to large, airy living/dining room, contemporary newly fitted kitchen, spacious double bedroom with lots of storage and an immaculate family bathroom. This property also benefits from one allocated parking space plus a large storage room, useful for bikes or tumble dryer.

To view the dollshouse 3D virtual tour please follow this link:- <https://my.matterport.com/show/?m=uws1sxgnJdg>

Entrance

Private front door with hallway and stairs leading to the first floor.

Living/dining Room

The spacious and neutrally decorated lounge has a large double glazed window to the front elevation, central heating radiator, TV point, ceiling light, excellent quality carpets and door to the kitchen.



Kitchen

Newly fitted kitchen with grey high gloss wall and base units, complimentary work surfaces and tiled splash back areas. Electric cooker and hob with extractor fan, Stainless steel sink and drainer, wood effect flooring, central heating radiator and double glazed window to rear elevation. There is also space for a washing machine and fridge/freezer.

Double Bedroom

A very generous double bedroom with large built in wardrobe, cupboard housing the boiler, central heating radiator and a double glazed window to the rear elevation.

Family Bathroom

Fitted with a white three piece suite comprising bath with shower over and screen, wash basin with vanity unit underneath, low level flush WC, dark wood effect flooring and partly tiled walls. There is also a central heating radiator and obscured double glazed window.

Parking

There is one allocated private parking space situated to the rear of the building.

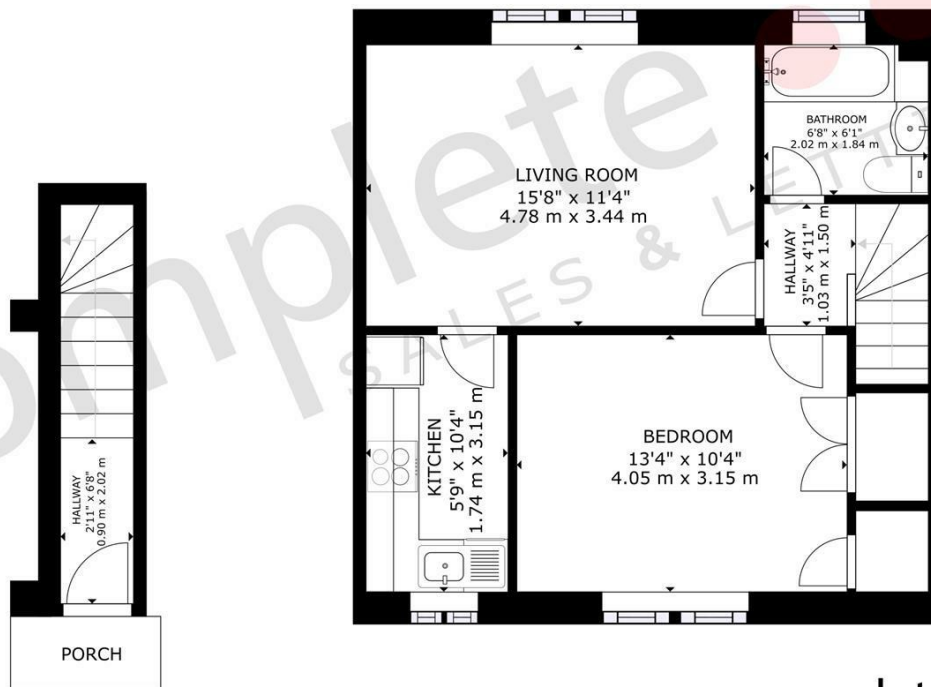
Outside Areas

There are communal garden areas to the rear of the building and a large lockable storage cupboard, ideal for bikes or washer/dryer to the side of the property.

Location

Yew Tree Court is located South of the town of Leamington Spa within easy walking distance to the town centre with all that it has to offer. The road links offer great access to the surrounding areas and is within walking distance to the train station which has direct links to London and many other cities, as well as major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks and shopping areas such as The Parade and The Shires Retail Park.





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GROSS INTERNAL AREA
FLOOR 1: 48 sq ft, 4.45 m², FLOOR 2: 535 sq ft, 49.7 m²
EXCLUDED AREAS; PORCH: 19 sq ft, 1.72 m², CARPORT: 420 sq ft, 38.98 m²
TOTAL: 583 sq ft, 54.15 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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