



NEW BROOK STREET,

complete ●●●  
SALES & LETTINGS





A spacious first-floor apartment situated in a 1980s purpose built apartment block, centrally located close to The Parade, Victoria Park and easy reach of the train station roundabout 10-15 minute walk. The property comprises an entrance hall, lounge diner, kitchen, inner hallway, two double bedrooms and a bathroom. Also benefits from communal gardens, a brick built store and communal parking to the front. The property has a long 116 years lease remaining and only £40 per month service charge. An ideal first-time buy.



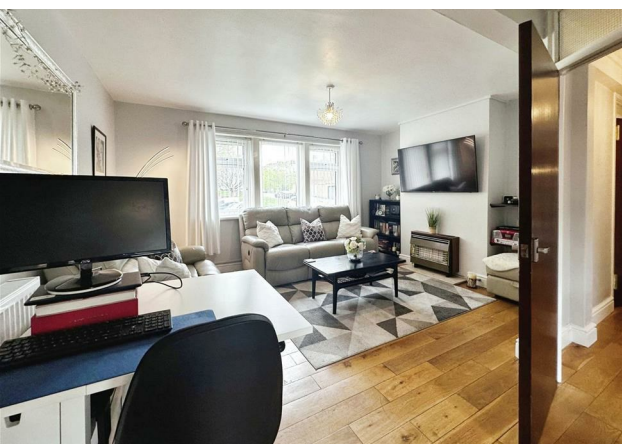
Its in the details...

#### Communal Entrance

A modern glazed communal entrance door, which leads to the inner hall. Stairs lead to the first floor where you will find number 94. There is also an intercom system.

#### Entrance Hall

With three uPVC double glazed windows overlooking the communal gardens. There is a large storage cupboard, timber glazed French doors to the lounge diner with matching side windows. Internal window to the inner hallway. There is a further storage cupboard which has the two-year-old Worcester Bosch Gas Combi boiler and also useful shelving.

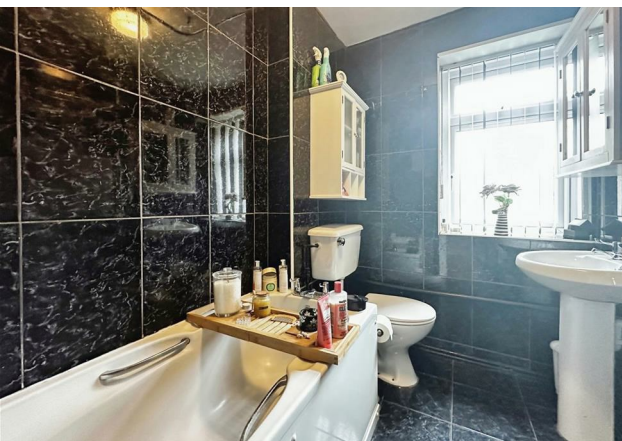


#### Lounge Diner

A good sized space with a large uPVC double glazed window, oak flooring, alcove fitted shelving, radiator and central gas fire with marble hearth. Door to the inner hallway.

#### Inner Hall

With oak flooring, open doorway through to the kitchen, further doors to the two bedrooms and bathroom.



#### Kitchen

Fitted with oak flooring, white gloss kitchen with thick brushed chrome handles, oak varnished worktops with a ceramic large single bowl sink, with drainer and flexible mixer tap. There is a fitted oven, four ring electric hob with an extractor over. Space & plumbing for washing machine, space & plumbing for a dishwasher and housing space for an upright fridge freezer. Tiled splashback and two uPVC double glazed windows with a useful shelf.

#### Bedroom One

A double bedroom, with a radiator and a uPVC double glazed window.

#### Bedroom Two

Double bedroom, with a radiator and a uPVC double glazed window.



#### Bathroom

Fitted with a white suite comprising of a bath, which has an electric shower over, a toilet, a pedestal hand wash basin, a fully tiled room that also has a chrome towel radiator and a uPVC double glazed window

#### Communal Areas

There is a communal garden to the rear laid to lawn with communal bins and rotary drying lines. There is also a brick built secure shed.

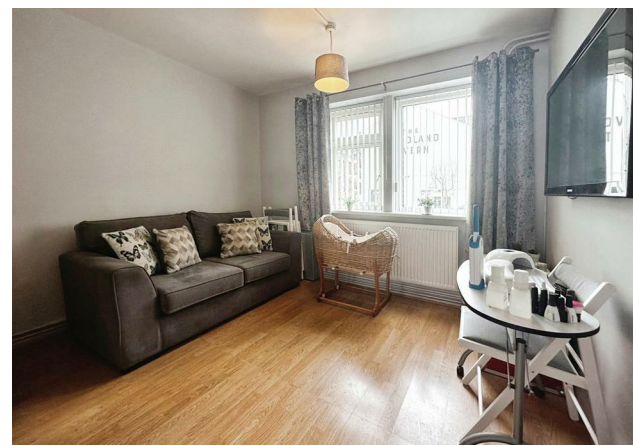


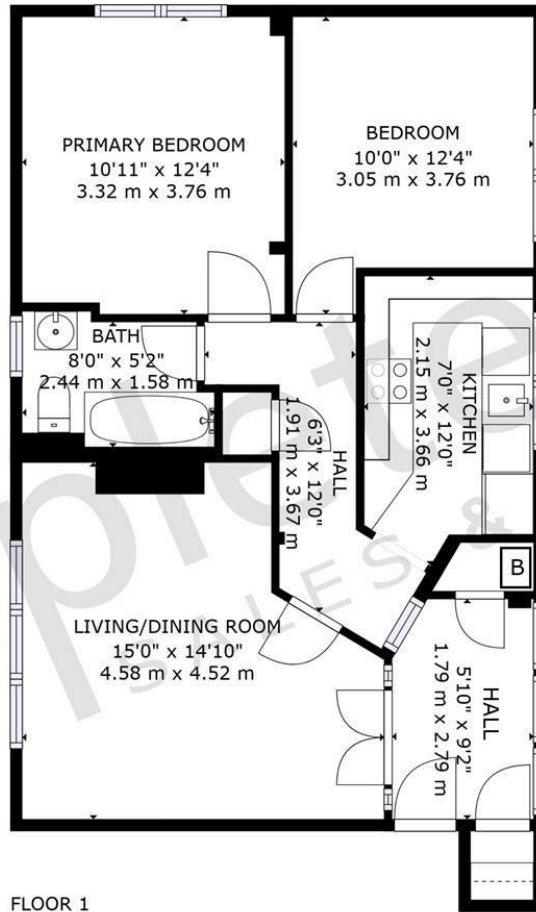
### Parking

There is communal parking to the front.

### Location

A town centre location just a short walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.





FLOOR 1

**TOTAL: 717 sq. ft, 67 m2**  
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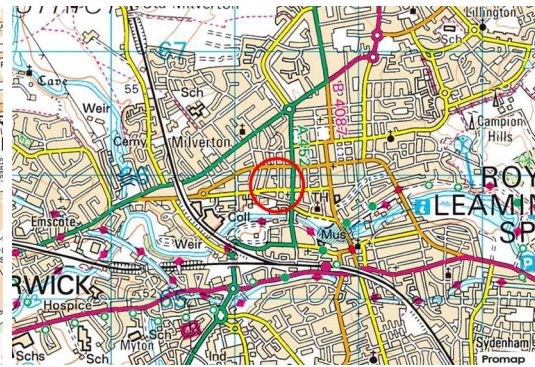
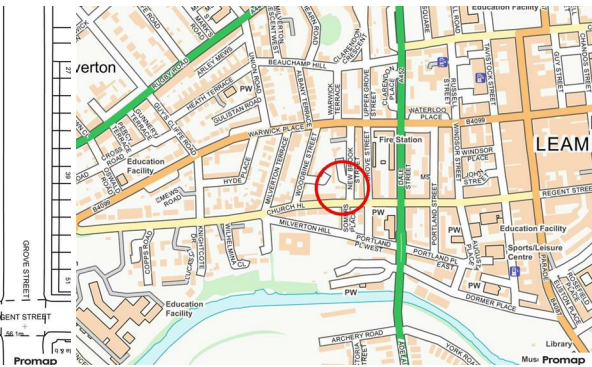
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





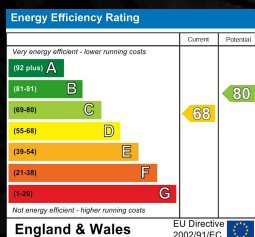
- 1st Floor Apartment
- Moments To The Town Centre & Station
- Oak Worktop Kitchen
- New Gas Boiler
- Communal Gardens

- Two Double Bedrooms
- Lounge Diner
- Double Glazed
- Ideal First Time Buy
- Communal Off Road Parking



## NEW BROOK STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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 sales@complete247.co.uk  
 www.complete247.co.uk

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