



BELMONT COURT, PARK ROAD

complete ●●●
SALES & LETTINGS



A fabulous location within walking distance of the town centre



Nestled within a purpose-built building erected around 1977 along a prestigious tree-lined avenue in North Leamington, this delightful first-floor apartment exudes light and space. Comprises: an entrance hall with ample storage, a generously sized lounge diner, a well-appointed kitchen, two spacious bedrooms and a bathroom. Enjoy the views of two balconies and the added benefits of an en-bloc garage, communal parking and communal garden space. It is ideally situated in sought-after North Leamington, just a stroll away from North Leamington School and the vibrant town center. Perfect for those seeking a blend of elegance and practicality in their living space.



Its in the details...

Communal Entrance

Glazed door with intercom which has stairs leading to the first floor.

Entrance Hall

The timber door leads into the entrance hall which has a radiator, useful shelf, strip lighting and a large cloak storage cupboard with high-level storage. To the bathroom and glazed internal door to the lounge diner.



Bathroom

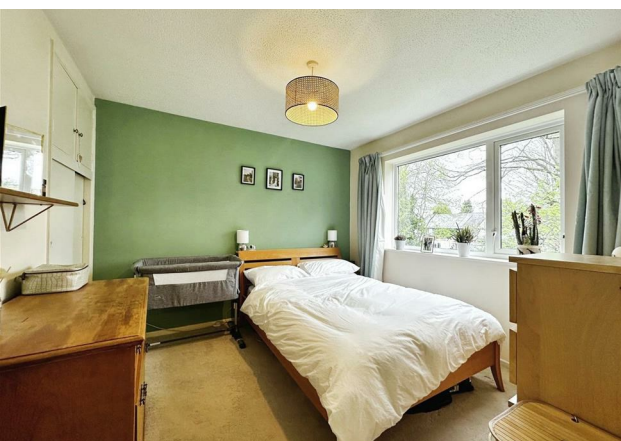
Fitted with a white suite comprising- a bath with chrome taps, an electric shower over, a pedestal hand wash basin with chrome taps and a toilet. Tiled flooring, splash-back tiling, extractor, radiator and a uPVC double glazed window.

Living Room

A good space with a double wall mounted radiator, large feature uPVC double sliding door to the balcony with a lovely view of the communal garden. Doors to the two bedrooms and the kitchen.

Main Balcony

A small balcony with a metal rail is ideal for a bistro table.



Kitchen

Fitted with matte white high and low-level cupboards, with drawers brush chrome handles, a timber effect worktop with a fitted oven, a ring gas hob, stainless steel splash-back and an extractor over. Space and plumbing for washing machine, space and plumbing for a slimline dishwasher, sink with drainer & mixer tap, cupboard housing the gas boiler, tiled splash-back, a radiator and a large uPVC double glazed window. cupboard housing the hot water tank.

Bedroom One

A double bedroom with feature painted wall, sliding double wardrobe with high-level cupboard and there is a uPVC double glazed window with a view over the communal garden.



Bedroom Two

A good-sized 2nd bedroom which is well decorated, it has a double sliding wardrobe with high-level fitted cupboards further storage cupboard, wall mounted radiator and uPVC double glazed French doors with matching side window to a further small balcony.

Communal Gardens & Parking

It's a very well-kept communal lawn with bedding borders. Communal off-road parking.



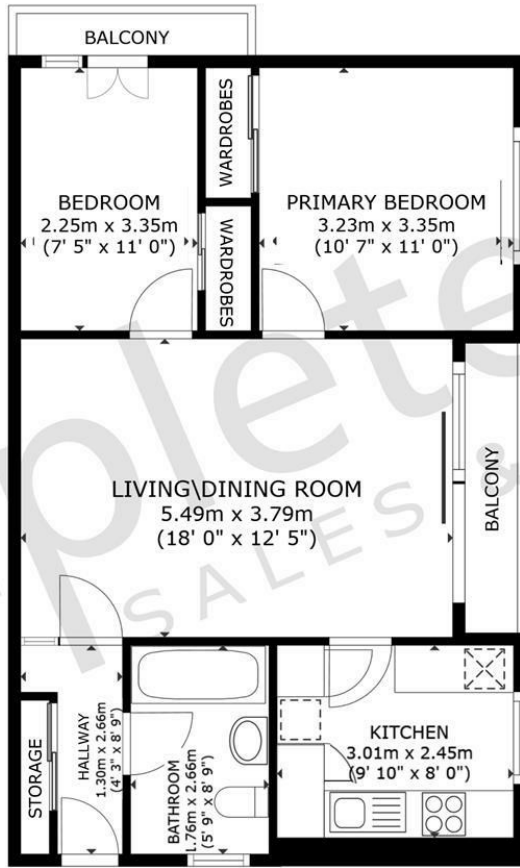
Garage
En-bloc garage with an up-and-over door.

Other information
140 years left on the lease and an £80 per month service charge.

Location
Nestled on the tree-lined Park Road, just North of Leamington Spa's vibrant town centre, this small select development is in a sought-after location. Leamington Spa is renowned for its picturesque Jephson's Gardens, located on the banks of the River Leam, and a plethora of charming properties. The town offers a diverse selection of boutiques, High Street shopping, cafes, restaurants, bars, and activities catering to all ages. Exceptional schools within the area include Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, and Kings High School for Girls. Perfectly located within walking distance of North Leamington School.

Benefitting from its prime location, this property offers easy access to the town's amenities and excellent transport links, with direct trains to London Marylebone taking just 70 minutes and Birmingham only 31 minutes away, commuting is made effortless. Warwick, Warwick Parkway Station, Stratford upon Avon, Coventry, Birmingham International Airport, and Birmingham City Centre are all within easy reach.



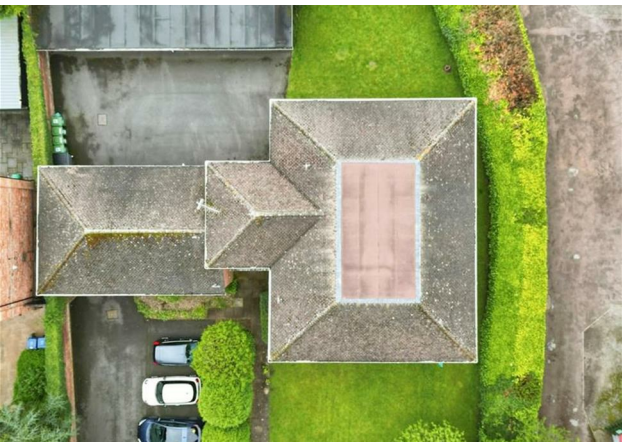


FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 58.9 m² (634 sq.ft.)
 EXCLUDED AREAS : BALCONY 2.5 m² (27 sq.ft.) BALCONY 1.6 m² (17 sq.ft.)
 TOTAL : 58.9 m² (634 sq.ft.)

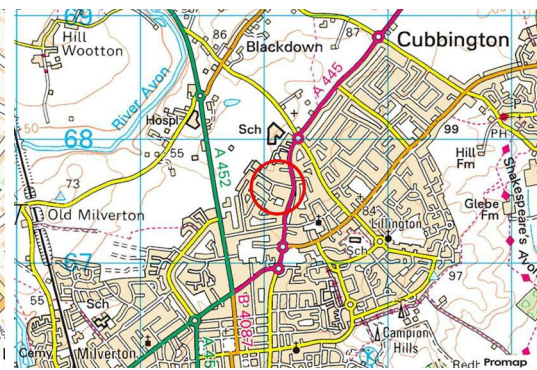
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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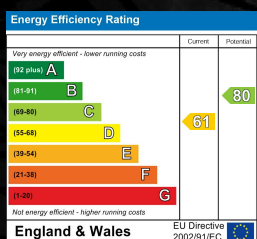


- Two Bedroom Apartment
- Two Balconies
- En-Block Garage
- Communal Parking
- Well Appointed Kitchen
- Prestigious Location
- Spacious Lounge/Dining Room
- Communal Gardens
- Walking Distance To Town Centre
- Family Bathroom



BELMONT COURT, LEAMINGTON SPA

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



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