



DE NORMANVILLE AVENUE, TOWN CENTRE

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SALES & LETTINGS









A modern purpose-built apartment located within the heart of Leamington Spa, Murdoch Court was constructed in 2020 and offers stylish contemporary living, situated moments from the train station with the benefit of one allocated parking space. Positioned on the third floor, the property is accessed via a secure intercom entrance with lift access and a welcoming communal hallway. The accommodation comprises; entrance hall with two large storage cupboards, a spacious open-plan living, dining and kitchen area with access to a private balcony, two double bedrooms, and a well-appointed bathroom. Offered to the market with no onward chain, this apartment presents an excellent opportunity for first-time buyers, professionals, or investors alike.

3d Virtual Tour - [my.matterport.com/show/?m=9zWQj4d7d5z](https://my.matterport.com/show/?m=9zWQj4d7d5z)

### Communal Entrance

A secure communal entrance with intercom and fob entry door, letterboxes, stairs rising to all floors and lift.

### Apartment Entrance

Located on the third floor the apartment has a carpeted entrance hallway with two large storage cupboards, one also housing the fuse board, intercom, wall mounted radiator, two pendant light points and doors flowing off into;

### Open Plan Living/Dining/Kitchen

A large open plan room with kitchen to one side including a dark wood effect flooring, a range of high and low level white units with chrome handles and contemporary black worktops and upstands. Integrated appliances include; stainless steel sink with chrome mixer tap and drainer, extractor hood, electric hob and oven and dishwasher. There is then further space and plumbing for a washing machine and fridge/freezer. The rest of the living space is carpeted with two pendant light points, wall mounted radiator, double glazed windows and door out onto the south facing balcony.

### Master Bedroom

A neutrally decorated double bedroom with large double glazed window to the side elevation allowing natural light to flow through, the room also benefits from pendant light point and wall mounted radiator.

### Bedroom Two

A further double bedroom, carpeted with feature wall panelling, ceiling pendant, wall mounted radiator and large double glazed window to the side elevation.

### Bathroom

A modern bathroom with three piece suite including bath with glass screen and shower over with chrome fittings, wash basin fitted with mixer tap and toilet. The bathroom is also fitted with tiling to water sensitive areas, extractor, obscure double glazed window and wall mounted radiator.

### Parking and Communal Areas

The apartment offers one allocated parking space in a car park to the rear and has further permit parking available. There's also a communal bike storage area on the ground floor.

### Leasehold

120 years left - £83 per month maintenance charge, increased amount due from march 2026 is £93 (includes the ground rent)

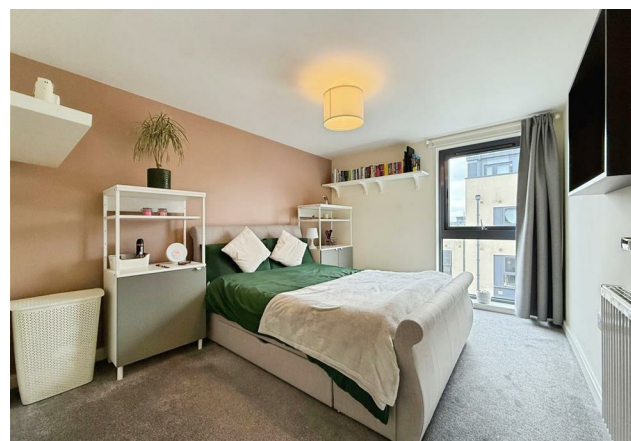
### Location

Just off Avenue Road this apartment is situated in an ideal location for the

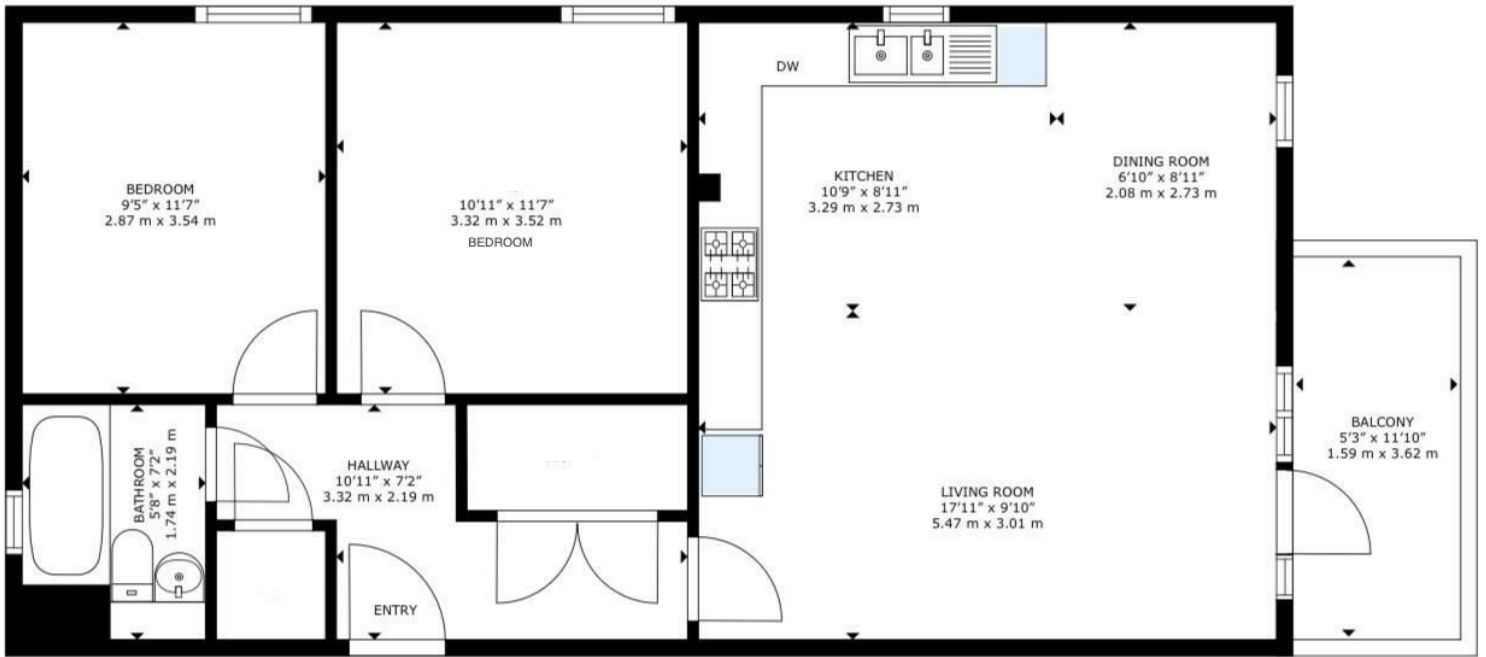




town, close to the train station, behind Pump Room Gardens and close to Victoria Park. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam, which is a moment's walk from Avenue Road. Throughout the town, there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, extensive high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and King's High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2 miles, Warwick Parkway Station 2.25miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).

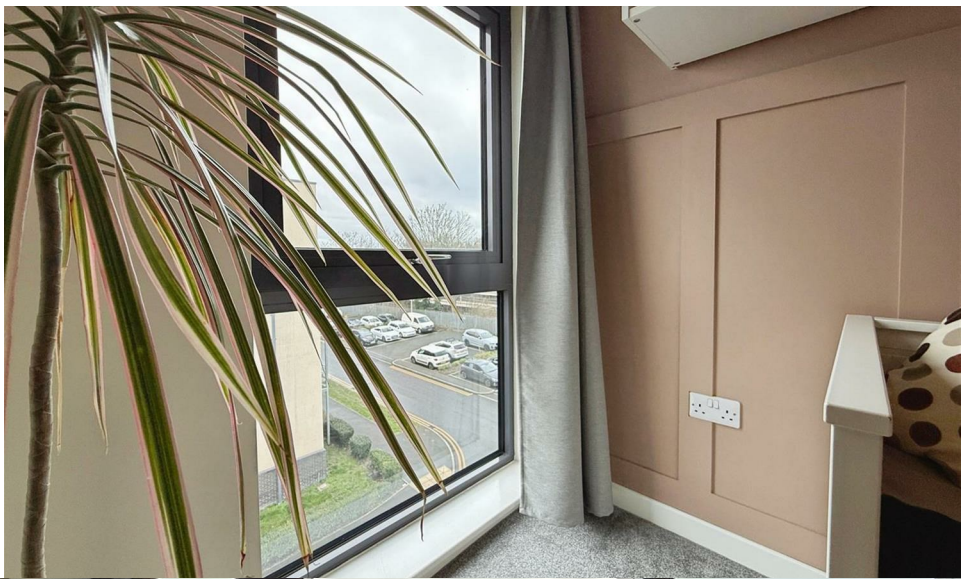
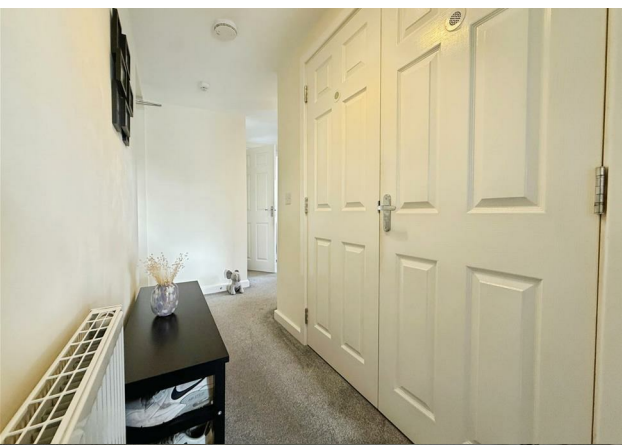






FLOOR PLAN

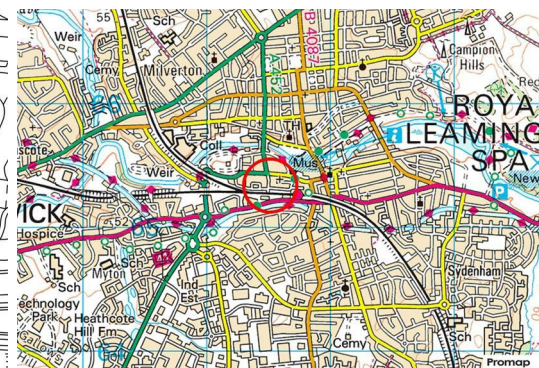
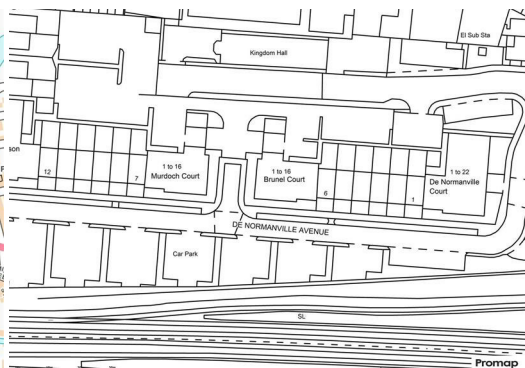
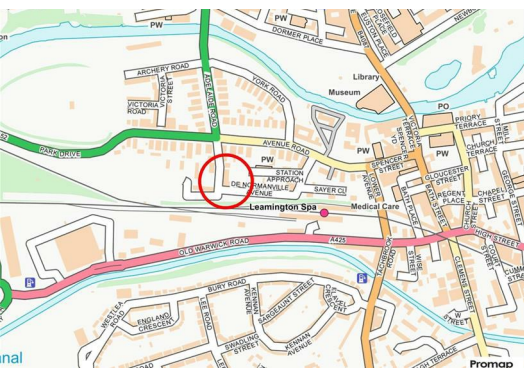
GROSS INTERNAL AREA  
 FLOOR PLAN: 745 sq. ft, 69 m<sup>2</sup>  
 EXCLUDED AREA: BALCONY: 62 sq. ft, 5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







- Third Floor Apartment
- Balcony
- Bathroom
- Lift Within Block
- Town Centre Location
- Open Plan Living/Dining/Kitchen
- Two Double Bedrooms
- Secure Intercom Entrance
- One Allocated Parking Space
- No Chain



## DE NORMANVILLE AVENUE, LEAMINGTON SPA

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			

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