







Available now is this modern first floor apartment is conveniently situated for access to the centres of both Warwick and Leamington Spa.

The accommodation is arranged as follows: Communal entrance with intercom system, private entrance hall, two bedrooms, bathroom, and featuring an open plan lounge/kitchen with integrated appliances.

There is an allocated parking space to the rear.

#### Communal Entrance Hall

With intercom system, lockable mail box, stairs to all floors with apartment 9 having a solid entrance door with spy hole leading to the:

#### Private Entrance Hall

Having electric panel heater, intercom system, airing cupboard off with lagged cylinder and immersion heater and doors to:

#### Open Plan Lounge / Kitchen

18'0" x 10'4" (5.49 x 3.14)

Having wall mounted electric panel heater, downlighters, TV and telephone point, satellite connection available and double glazed window to the rear aspect and open to the :-

#### Kitchen

Having modern matching range of base and eye level units with brushed steel handles, inset single drainer sink unit with mixer tap, complementary worktops and tiled



splashbacks, built in appliances to include Stoves electric oven, ceramic hob, extractor unit, washer dryer and fridge/freezer, tiled floor and two downlighters.

#### Bedroom One

9'8" x 9'9" (2.95 x 2.96)

Having built in sliding door wardrobes with lighting, access to roof space, wall mounted, electric panel heater and a double glazed window to the rear aspect.

#### Bedroom Two

10'4" x 5'9" (3.15 x 1.76)

Having wall mounted, electric panel heater and a double glazed window.

#### Bathroom

Having been recently refurbished and comprising a new white suite with panelled bath, fitted shower and glazed shower screen, wash hand basin, with mirror over with light and de-mister, low level W.C., heated electric towel rail, fully tiled to all walls and having tiled

floor with underfloor heating, spot lights to ceiling, extractor fan and shaver point.

#### Outside

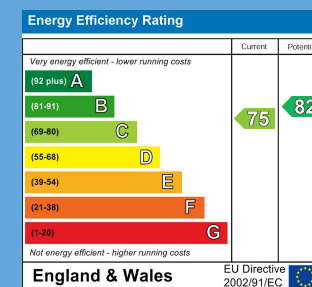
There are communal grounds surrounding the property and a designated car parking space to the rear.

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