

DE NORMANVILLE AVE, LEAMINGTON SPA CV31 3SR



A STYLISH TWO BEDROOM APARTMENT BEING SOLD WITH NO ONWARD CHAIN.

- NO ONWARD CHAIN
- TWO ALLOCATED PARKING SPACES
- WALKING DISTANCE TO LEAMINGTON TRAIN STATION AND TOWN CENTRE
 - SECURE INTERCOM ENTRANCE SYSTEM
 - ENTRANCE HALLWAY
- TWO DOUBLE BEDROOMS WITH ONE EN-SUITE
 - FAMILY BATHROOM
- OPEN PLAN LIVING AREA
 - BALCONY

2 BEDROOMS

OFFERS IN THE REGION OF £300,000

Welcome to this stylish modern ground floor apartment located in the desirable Victoria Pointe, just a stone's throw from the vibrant town centre of Leamington Spa and its convenient train station. This contemporary apartment boasts two generously sized double bedrooms, one of which features a chic en-suite bathroom, providing both comfort and privacy.

The heart of the home is the trendy open-plan living area, seamlessly blending the lounge, dining, and kitchen spaces. This layout is perfect for entertaining guests or enjoying a quiet evening in, allowing for a bright and airy atmosphere throughout.

With no onward chain, you can move into your new apartment swiftly and start enjoying all that this wonderful location has to offer. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a modern living space in a sought-after area. Don't miss your chance to make this apartment your new home.

With two allocated spaces and a long lease, this apartment ticks a lot of boxes for any buyer looking to get on the ladder or buyers looking for an investment property.

Front

The property has two allocated parking spaces but there is also plenty of visitor parking. The apartment is based on the ground floor and is accessed via a secure communal entrance door, which has a modern intercom and fob access for residents.

Entrance 6'7" x 5'1" (2.02 x 1.56)

Providing access to both bedrooms, family bathroom and the open plan living space. With light points to ceiling and a radiator.

Open Plan Living Area 18'6" x 18'2" (5.65 x 5.55)

The heart of the apartment and a lovely social setting which incorporates the kitchen, living and dining areas as one. The kitchen is modern with all integral appliances and there is a spacious terraced area providing private outside space overlooking Victoria Park.

Master En-Suite 15'1" x 7'0" (4.60 x 2.15)

With a double glazed window to the front aspect, light point to ceiling, radiator and access into the En-Suite. There is also a further terraced area providing private space to the front.

En-Suite 7'1" x 4'6" (2.18 x 1.39)

Benefiting from a walk in shower, heated towel rail, low level WC, sink and light point to ceiling.

Bedroom Two 11'11" x 9'0" (3.65 x 2.75)

Having a double glazed window to the front aspect, light point to ceiling and a radiator.

Bathroom 7'0" x 5'4" (2.15 x 1.65)

Having a bath with shower attachment, light point to ceiling, low level WC, heated towel rail and sink.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is C.

Tenure

The property benefits from a long lease having 999 years from November 1st 2019, The ground rent is peppercorn and the service charge we believe to be £1533.50 per annum. As always verify with your legal tea before exchange.

Viewings

Strictly by appointment through Hawkesford on 01926 438123





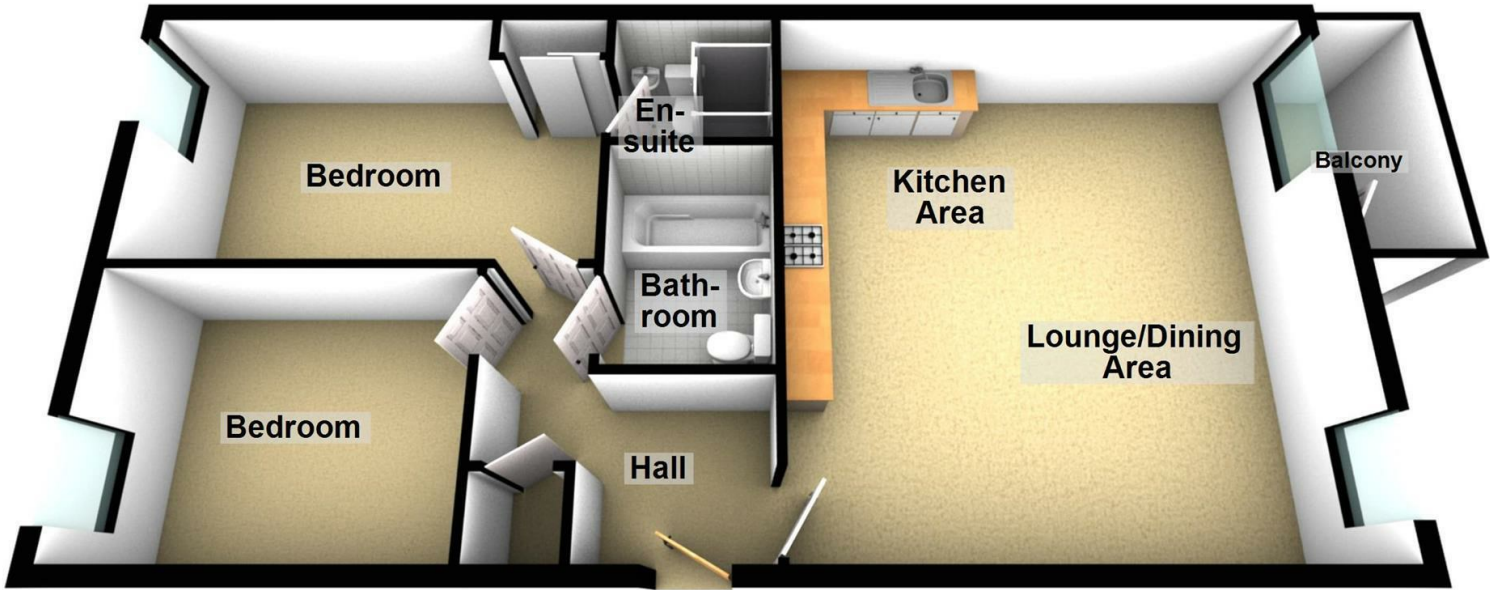








Ground Floor



Total area: approx. 68.2 sq. metres (734.3 sq. feet)

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	

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	

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk