

**ehB**  
RESIDENTIAL

Your Property - Our Business



27 Napoleon House, 4, Livery Street, Leamington Spa



An excellent opportunity to acquire a well-appointed, spacious one bedroom, penthouse apartment, featuring good sized balcony and two designated basement car park facility, with recently refitted kitchen within this highly regarded town centre development. NO ONWARD CHAIN

#### [Napoleon House](#)

\*Unexpectedly Available\* Is a purpose built town centre development of self-contained apartments of varying sizes, originally constructed by Wilson Bowden in 2005. Since its construction it has consistently proved to be very popular, in part due to its town centre location, with all facilities and amenities being close to hand including shops, restaurants, transport links and a variety of recreational facilities.

ehB Residential are pleased to offer 27 Napoleon House, which is an excellent opportunity to acquire a well-appointed, spacious penthouse apartment, which features a most pleasant open plan living/kitchen arrangement with recently refitted kitchen with appliances, and large bedroom. The bedroom and lounge both give access to a generous "roof top" patio with extensive views over the town centre. A particular feature of the property are two designated car parking spaces located within the basement of the property. The property is offered to an excellent standard of presentation throughout and inspection is highly recommended.

In detail the accommodation comprises:-

#### [Communal Entrance Hall](#)

With staircase and lift leads to the...

#### [Private Entrance Hall](#)

With double built-in cloaks/utility cupboard.

#### [Cloaks/Utility Cupboard](#)

With plumbing for automatic washing machine, lagged cylinder and immersion heater.

#### [Open Plan Lounge Dining/Kitchen](#)

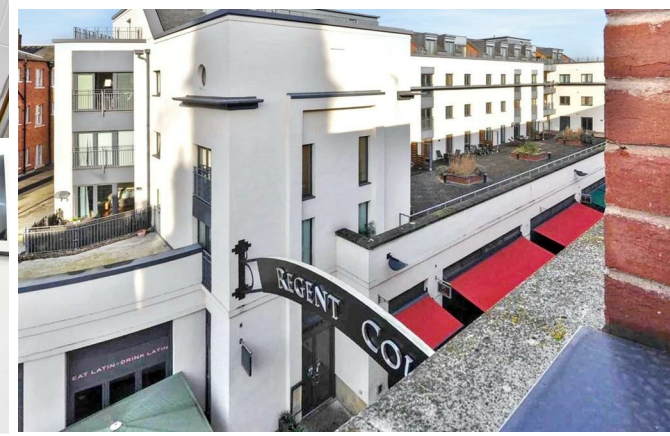
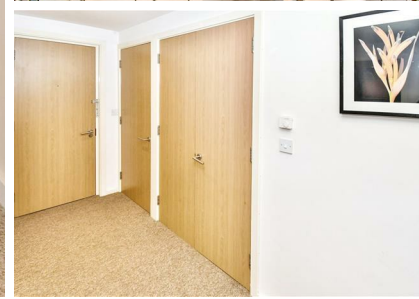
#### [Lounge Area](#)

20' x 9'6" (6.10m x 2.90m)

With patio doors to the balcony, electric radiator, TV point, open to the...

#### [Fitted Dining/Kitchen Area](#)

Recently refitted with a range of attractive light grey faced base cupboard and drawer units, complementary work



surfaces and colour matched one and a half bowl sink unit with mixer tap, with tiled splashbacks, matching range of high level cupboards, built-in dishwasher, oven, four ring hob unit and extractor hood over, downlighters, extractor fan.

#### Bedroom

11'9" x 10'6" (3.58m x 3.20m)

With double built-in wardrobe with hanging rail and shelf, patio doors with vertical blinds leading to balcony and electric radiator.

#### Bathroom/WC

8'6" x 5'9" (2.59m x 1.75m)

With a white suite comprising; panelled bath, pedestal basin, low flush WC, chrome heated towel rail, tiled

splashbacks to shower area with integrated shower unit and screen, chrome heated towel rail, tiled floor, extractor fan.

#### Outside

The property has the benefit of a good sized "roof top" balcony, being paved with extensive views over the town centre. Two designated car parking spaces located within the basement of the development.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/01/2004), with 104 years remaining, service charge is £2,190.12 per annum and ground rent is £280 per annum.

Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band B.

#### Location

Top Floor  
CV32 4NP

**Fourth Floor**  
Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 54.5 sq. metres (586.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL