Connells

Beauchamp Avenue
Leamington Spa

Beauchamp Avenue
Leamington Spa CV32 5RE

for sale offers over
£400,000

Property Description

Positioned within close proximity to the vibrant Leamington Spa town centre, this beautifully presented luxury top floor apartment offers spacious and elegant living, ideal for those seeking both convenience and style.

The property is accessed via a well-maintained communal hallway, leading to a private staircase which rises to the apartment's own front door. Upon entry, a welcoming hallway provides access to all principal rooms, creating a well-balanced and practical layout.

The accommodation boasts a generously sized sitting room, perfect for both relaxing and entertaining, alongside a well-appointed kitchen designed for modern living.

There are three impressive bedrooms, with the principal suite benefiting from a dedicated dressing room and a stylish en suite shower room, providing a true sense of luxury.

The remaining bedrooms are served by a large family bathroom, finished to a high standard.

Further enhancing its appeal, the property is offered for sale with no onward chain, ensuring a smooth and straightforward purchase process.

This exceptional apartment combines space, comfort, and a highly desirable location, making it an outstanding opportunity for a range of buyers.

Communal Entrance

Well-maintained communal entrance with stairs rising to the apartment situated on the top floor.

Entrance Hallway

Spacious and welcoming entrance hallway having a built-in storage cupboard, a skylight and doors to all rooms.

Lounge

16' 5" max x 11' 4" (5.00m max x 3.45m)

Light and airy lounge consisting of a feature fire place, a radiator and a sash window to front elevation and a door leading into bedroom three.

Kitchen/Diner

16' x 8' 3" (4.88m x 2.51m)

Modern and immaculate kitchen fitted with a range of wall and base units with complementary work surfaces over and opaque upstand, incorporating a sink and drainer unit. Integrated appliances include a Neff electric oven, Neff induction hob with cooker hood over, a Neff microwave and a Neff dishwasher. Providing space for a fridge/freezer and comprising tiled flooring and a window to rear elevation.

Master Bedroom

12' 5" x 16' (3.78m x 4.88m)

Generously sized double bedroom with a sash window to rear elevation, access to the dressing room and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin with vanity unit, a walk-in shower and W/C with concealed cistern. Having partly tiled walls, ceiling spotlights, an extractor fan and a skylight.

Dressing Room

6' 2" max x 9' 7" (1.88m max x 2.92m)

Having a fitted wardrobe and shelving.

Bedroom Two

16' 5" x 11' 4" (5.00m x 3.45m)

Double bedroom with a sash window to front elevation.

Bedroom Three

12' 6" x 11' 3" (3.81m x 3.43m)

With a sash window to front elevation and a door leading into the lounge.

Bathroom

Modern four piece suite fitted with his and hers wash hand basins with vanity unit, bath, separate shower cubicle and a W/C with concealed cistern. Having partly tiled walls, tiled flooring, ceiling spotlights, a heated towel rail and a sash window to rear elevation. With a utility cupboard housing the gas central heating boiler and providing space and plumbing for a washing machine.

Parking

Permit parking available.

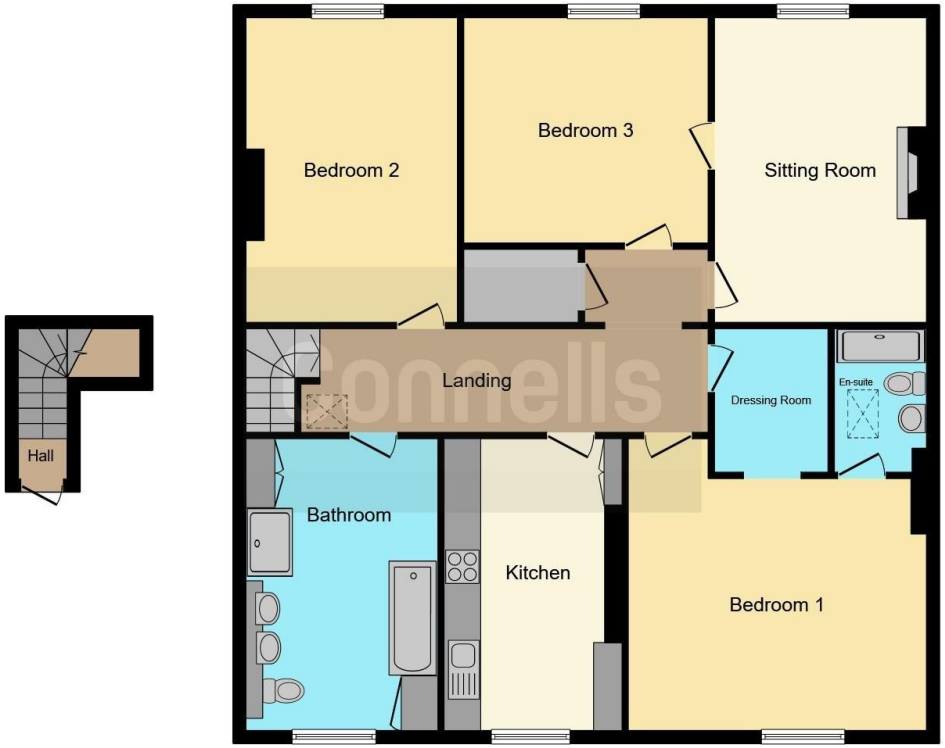
Lease Information

The property is leasehold and being sold with a share of the freehold. The lease length is 999 years from 25th March 1980.

The property is subject to management charges to include an annual service charge of approx. £3000.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



floor plan **floor plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: D

Service Charge: 3000.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315365

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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