



BROOKHURST COURT, BEVERLEY ROAD

complete ● ● ●
SALES & LETTINGS





A 1960s purpose-built apartment block on one of the most popular leafy and tree-lined roads in North Leamington- Beverley Road. The very spacious and extremely well-presented apartment is on the second floor and comprises an entrance hall, a large lounge diner, a kitchen, two double bedrooms with fitted wardrobes and a shower room. The apartment also benefits from gas central heating, uPVC double glazing and a balcony that enjoys the communal well-kept garden views. The property has an en-bloc garage and also communal resident parking. The location is superb if you're looking for the Leamington tennis club and has good local schooling such as Milverton Primary, Brookhurst Primary and Trinity School- catchment from North Leamington School. The property is a roundabout 15-minute walk into the town centre.

It's in the details...

Communal Entrance

Glazed doorway, with intercom leads to the stairs that lead to the second floor.

Hallway

UPVC double glazed door leads into the hallway, which is neutrally decorated, has been fitted with a doormat and new carpet. There is the intercom for entrance, a radiator, a large deep storage cupboard with shelving and has the Baxi gas boiler. There is a fitted further deep storage cupboard with shelving and doors through to the lounge diner, kitchen, two bedrooms and the shower room.

Lounge Diner

A large lounge diner with new carpets, three uPVC double glazed windows and a uPVC double glazed door to the balcony. There are two radiators and coving.

Balcony

Timber deck balcony, with black railings and a tranquil view of green frontage.

Kitchen

A spacious kitchen with matte painted units with chrome handles, slate effect worktops with a large sink with drainer mixer tap. A fitted electric oven, a four electric hob with an extractor over. Space and plumbing for a washing machine, space and plumbing for a dishwasher, there is a radiator, tiled splashback, internal glazed window to the hall and a uPVC double glazed window with beautiful green tree-line view.

Bedroom One

A spacious bedroom with a variety of fitted wardrobes, cupboards, a radiator, grey timber effect click laminate flooring and a large uPVC double glazed window looking into the large front communal green.

Bedroom Two

A spacious double bedroom with timber effect click laminate flooring, sliding fitted double mirrored wardrobes and two further deep storage cupboards, a radiator and a large uPVC double glazed widow overlooking the green to the front.

Shower Room

Tiled shower room, which has a large quadrant glass shower enclosure with a mains thermostat to shower. There is a toilet, pedestal hand wash basin & a chrome mixer tap, a chrome towel radiator, an extractor, an electric shaver point and a uPVC double glazed window.



Garage
En-bloc garage with up-and-over door.

Parking
Communal parking to the front.

Location
Approached via Northumberland Road, Beverley Road forms a striking boulevard of mainly detached homes set on either side of a beautifully tree-lined central verge, whilst The Brookhurst Court Buildings are set back from this within a discreet location, making this one of Leamington's premier addresses. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens and a range of excellent private and state schools such as Milverton Primary, Trinity School, North Leamington & Brookhurst Primary. The Leamington Tennis Club is around the corner and the Fat Pug - a popular local pub- all-in-all it is a very popular place to live. The A46 is approximately three miles from the property and is close to excellent transport links, providing links to the heart of the Midland motorway network. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham and a wide range of further centres and is positioned two miles from the property. The



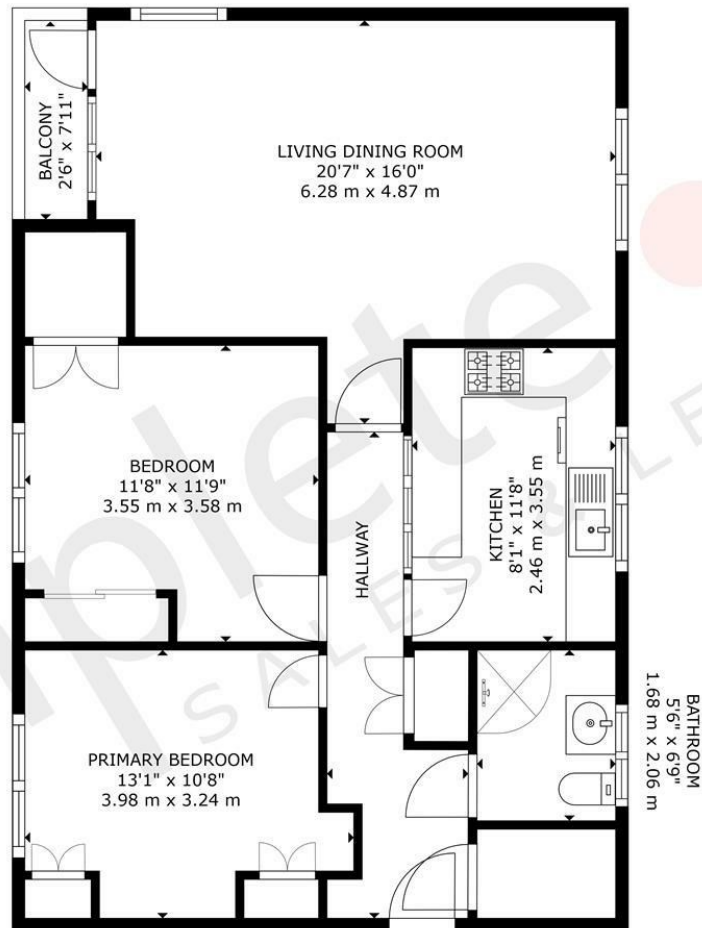
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GROSS INTERNAL AREA

FLOOR PLAN: 810 sq. ft, 75 m²

EXCLUDED AREA: BALCONY: 20 sq. ft, 1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL



FLOOR PLAN



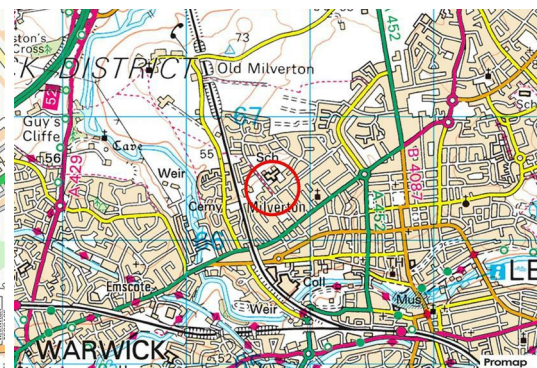
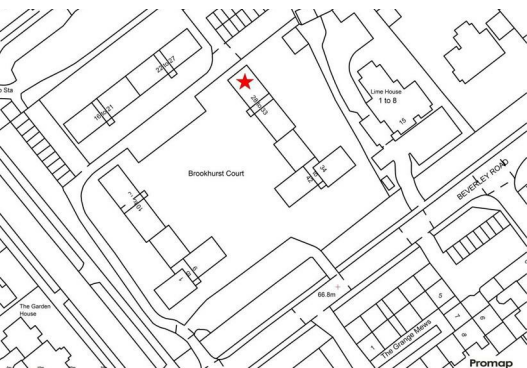
The Leamington Property Expert





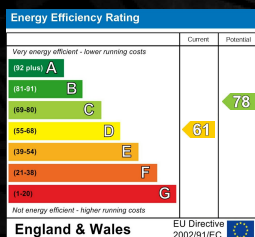
- Second Floor Apartment
- Kitchen
- Long 934 Year Lease
- Balcony With Green View
- En-Bloc Garage & Parking

- Two Spacious Double Bedrooms
- Large Lounge Diner
- Gas Central Heating & UPVC Double Glazed
- Bathroom
- Popular Milverton/North Leamington



BROOKHURST COURT, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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