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Northumberland Road
CV32 6HD

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* WELL APPOINTED PERIOD FIRST FLOOR APARTMENT * SOUGHT AFTER PRESTIGIOUS ROAD * REFITTED KITCHEN & REFURBISHED SHOWER ROOM * 2 BEDROOMS ONE WITH ENSUITE SHOWER ROOM * 2 ALLOCATED CAR PARKING SPACES * NO UPWARD CHAIN

Nestled on the esteemed Northumberland Road in Leamington Spa, this well-appointed period apartment offers a delightful blend of charm and modern convenience. This first-floor apartment boasts two spacious bedrooms, including a principal suite complete with an ensuite shower room, ensuring comfort and privacy for its residents.

The property features a thoughtfully refitted kitchen, perfect for those who enjoy cooking and entertaining featuring shaker style soft grey units incorporating split level hob, oven & dishwasher. The inviting reception room provides a warm and welcoming space to relax or host guests overlooking Northumberland Road. With two bathrooms, including the ensuite, this apartment is ideal for those seeking a comfortable living arrangement.

One of the standout features of this property is the inclusion of two allocated car parking spaces, a rare find in such a desirable location. The absence of an upward chain allows for a smooth and efficient purchasing process, making this an excellent opportunity for both first-time buyers and those looking to downsize.

Situated on one of Leamington Spa's prestigious roads, residents will benefit from the vibrant local community, with an array of shops, cafes, and parks just a stone's throw away.

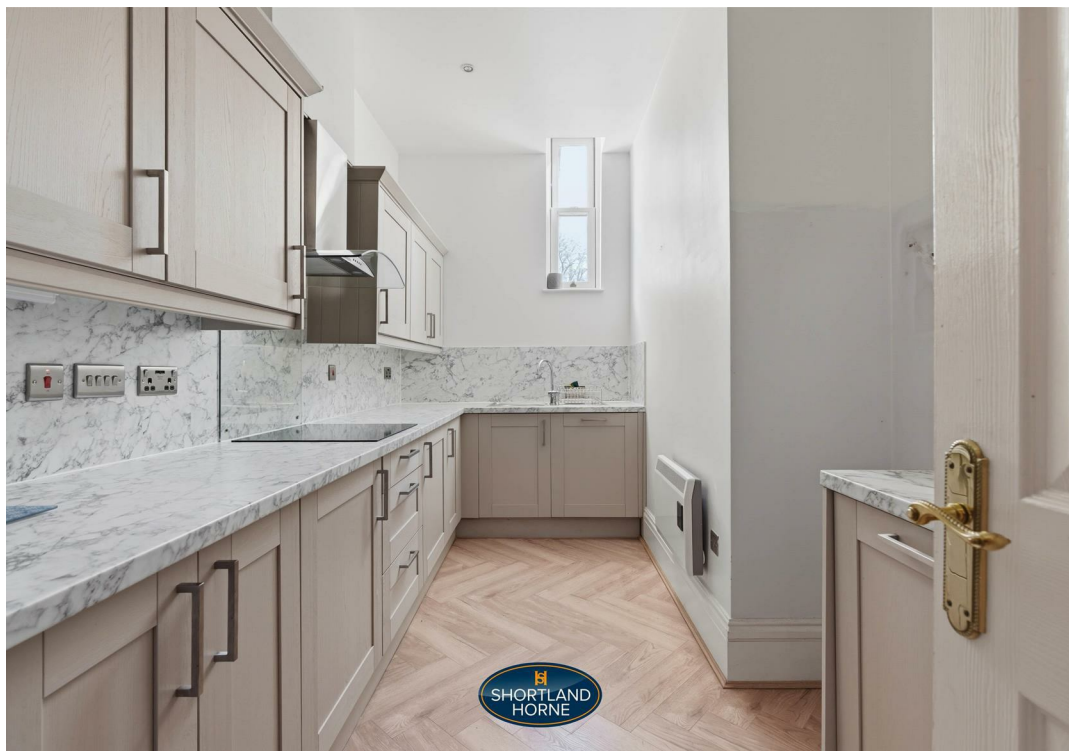
We understand that the Apartment is Leasehold on a 999 year lease as from 1/9/07 with 980 years remaining.

The Ground Rent is £162 per annum and Service Charge is £1500 per half year including the Building Insurance.

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.

selling quality
property since 1995





Custom text box





Dimensions

RECEPTION HALL

SPACIOUS LOUNGE

5.14 x 4.32

REFITTED KITCHEN
WITH HOB, OVEN &
DISHWASHER

4.32 x 2.45

BEDROOM ONE

4.84 x 4.10

ENSUITE FULLY
TILED SHOWER
ROOM

BEDROOM TWO

4.32 x 3.05

REFURBISHED FULLY
TILED SHOWER
ROOM

2 ALLOCATED CAR
PARKING SPACES

LAWN COMMUNAL
GARDENS

NO UPWARD CHAIN

VIEWING HIGHLY
RECOMMENDED



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Floor Plan



FIRST FLOOR
901 sq.ft. (83.7 sq.m.) approx.

TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 901.00 sq ft

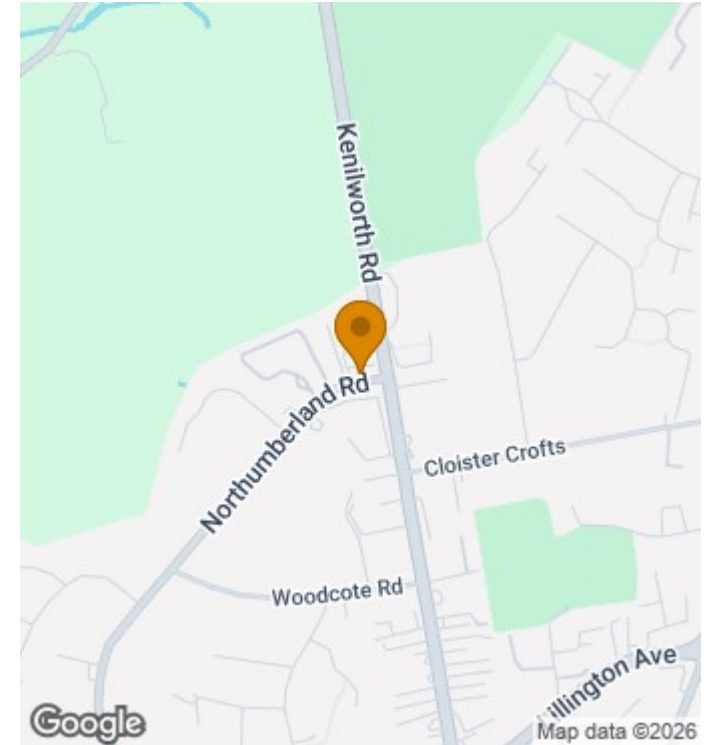
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
England & Wales			England & Wales

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