







A spacious and well proportioned, two double bedroomed second floor apartment. Situated in this highly sought after part of North Leamington.

#### Brookhurst Court

Is a popular development, situated on the corner of Beverley Road and Guys Cliffe Avenue, comprises three blocks of well proportioned and sized, two double bedroomed mid-century apartments. Centred around green communal grounds and gardens.

#### Briefly Comprising:

Communal Entrance Hall and stairs to second floor landing, Private Entrance Hall with store cupboards, spacious through lounge/diner, two double bedrooms, modern fitted kitchen, white fitted bathroom, garage en-bloc, communal grounds and parking, upvc double glazing, gas radiator heating.

#### The Property

Is approached via communal entrance hallway with entry phone

point, staircase rising to communal second floor landing, double obscure glazed entrance door to Private Hallway.

#### Private Hallway

With upvc double glazed window to side, laminate flooring, double radiator, entry phone point, door to airing cupboard, and further door to useful boiler/linen cupboard.

#### Large Boiler Cupboard

Housing Baxi boiler and fuse box with shelf over.

#### Store Cupboard

With slatted shelving.

#### Through Lounge/Diner

12'3" x 20'10" (3.73m x 6.35m)

With upvc double glazed window to rear, part double glazed door to balcony with window to side, radiator, fireplace.

#### Balcony

With wrought iron railings, overlooking the communal lawns.

#### Kitchen

7'11" x 11'6" (2.41m x 3.51m)

With a range of shaker style off-white wall and base units with wood block look working surface over and tiled splashbacks, four point stainless gas hob with double oven below and concealed filter hood over. Concealed refrigerator and freezer. Concealed dishwasher, space and plumbing for washing machine, upvc double glazed window to side Elevation, tiled floor.

#### Bedroom One

11'7" inc fitted w'robes plus store x 11'6" (3.53m inc fitted w'robes plus store x 3.51m)

With upvc double glazed window, coved cornicing, radiator, laminate flooring, sliding doors fitted wardrobes with a variety of hanging and high level storage over. Two further doors to useful deep storage cupboards.





#### Bedroom Two

10'8" x 11'6" (3.25m x 3.51m)

With upvc double glazed window, coved cornicing, laminate flooring, double radiator.

#### Bathroom

Fitted with white to suite comprise; low level WC, pedestal wash hand basin, bath with wall mounted Triton T80z FF electric shower, white splashback tiling with black decorative border tile, chrome radiator towel rail, upvc obscure double glazed window to side elevation.

#### Outside

The property is set in communal grounds and gardens, with communal car parking facility.

#### Garage

Situated en-bloc, in the first block of garages to the rear of the development on the left hand side. No 8 garage being the last but one garage on the left hand side.

#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### 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 999 year lease (01/10/1960), with 933

years remaining, being with a share of the freehold, service charge is £1,600 per annum and a peppercorn ground rent. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property including 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 C.

#### Location

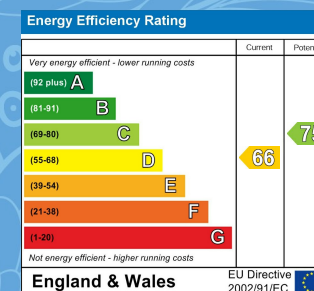
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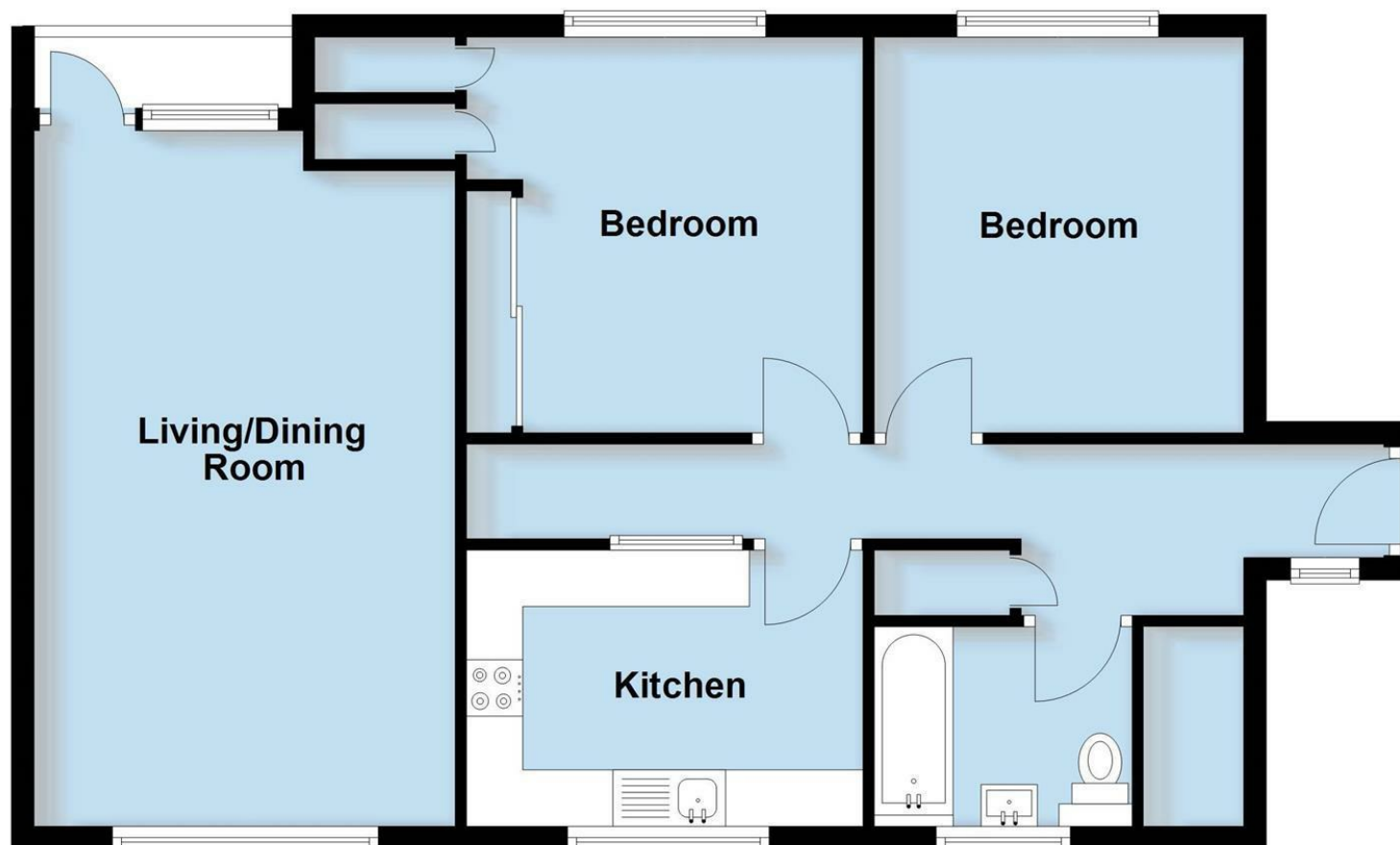
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Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

## Second Floor

Approx. 74.5 sq. metres (801.4 sq. feet)



Total area: approx. 74.5 sq. metres (801.4 sq. feet)

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