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6 Murdoch Court, De Normanville Avenue, Leamington Spa

Offers Over £172,250

Price based on 65% Share. Other shared ownership amounts available, A well designed and laid out, spacious 861 Sq Ft, two double bedroomed apartment with balcony and allocated parking space. Conveniently sited for the town, railway station and Victoria Park.

Briefly Comprising;

Communal entrance hallway, stairs and lift to first floor communal landing, large private entrance hallway with store cupboard, good sized L-shaped kitchen/dining/living room with plenty of windows and access to large balcony. Two good sized double bedrooms, white fitted bathroom. Double glazing. Gas radiator heating. Video entry point. Allocated parking space, communal visitor parking.

Murdoch Court

Forms part of this popular development, and comprises of a larger than average and well thought through, and designed two double bedroomed apartment. Unusual to find with broadly equal sized double bedrooms, and a very spacious living/dining/kitchen. The property has lots of windows throughout, with pleasant aspects. A further point of enjoyment from the living/dining room, is the access to the ample balcony.

Viewing is highly recommended.

Shared Ownership options

There are other shared ownership percentage options available, from 65%. Rent will apply to any share ownership portion. Contact agent for more details.

The Property

Is approached via a communal entrance door with entry phone point giving access to hallways, staircases and lifts to Communal First Floor Landing.

Private Entrance Hallway

Being a long, spacious hallway with double glazed window to side elevation, panelled doors to all accommodation, entry phone point and door to useful cloaks store cupboard with slatted shelving and coat hooks.

Large L-Shaped Living/Dining/Kitchen

Kitchen Area

9'9" x 15' max (2.97m x 4.57m max)

With a range of white wall and base units, with contrasting working surface and matching upstands over, one and a half bowl sink drainer unit with mixer tap, inset four point electric hob with stainless splashback and filter hood over with oven below, space and plumbing for washing machine, space for tall fridge freezer, cupboard housing Worcester combination boiler, double glazed window to side elevation, radiator. Broad opening with breakfast bar to...

Dining/Living Area

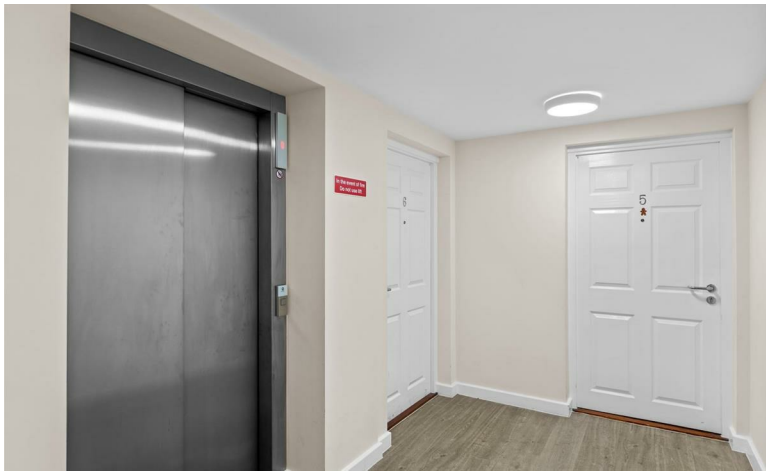
19'11" x 11'9" (6.07m x 3.58m)

With three portrait double glazed windows, two to the side and one to the rear elevation. Radiator, TV aerial point. Further French door with glazed windows to side giving access to large balcony with a decked floor, and stainless and glazed balustrade with excellent views.

Bedroom One

9'5" x 15'2" (2.87m x 4.62m)

With two double glazed windows to side elevation and radiator.



Bedroom Two
9'6" x 14'2" (2.90m x 4.32m)
With two double glazed windows to side elevation and radiator.

Bathroom
Fitted with an attractive white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap with shower attachment, and glazed shower screen, full splashback tiling to splashback areas, radiator, obscure double glazed window to side elevation.

Outside
To the rear of the development there is an allocated parking space (No 6 MC). There are a number of communal doors giving access into the ground floor of the communal hallways. We are also informed there is a communal additional guest parking facility.

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/Ultrafast 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 - Leasehold
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 (29/07/2022), with 121 years remaining, service charge including ground rent is £1,146.72 per annum. Rent on shared ownership portion is £259.43 pcm. 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

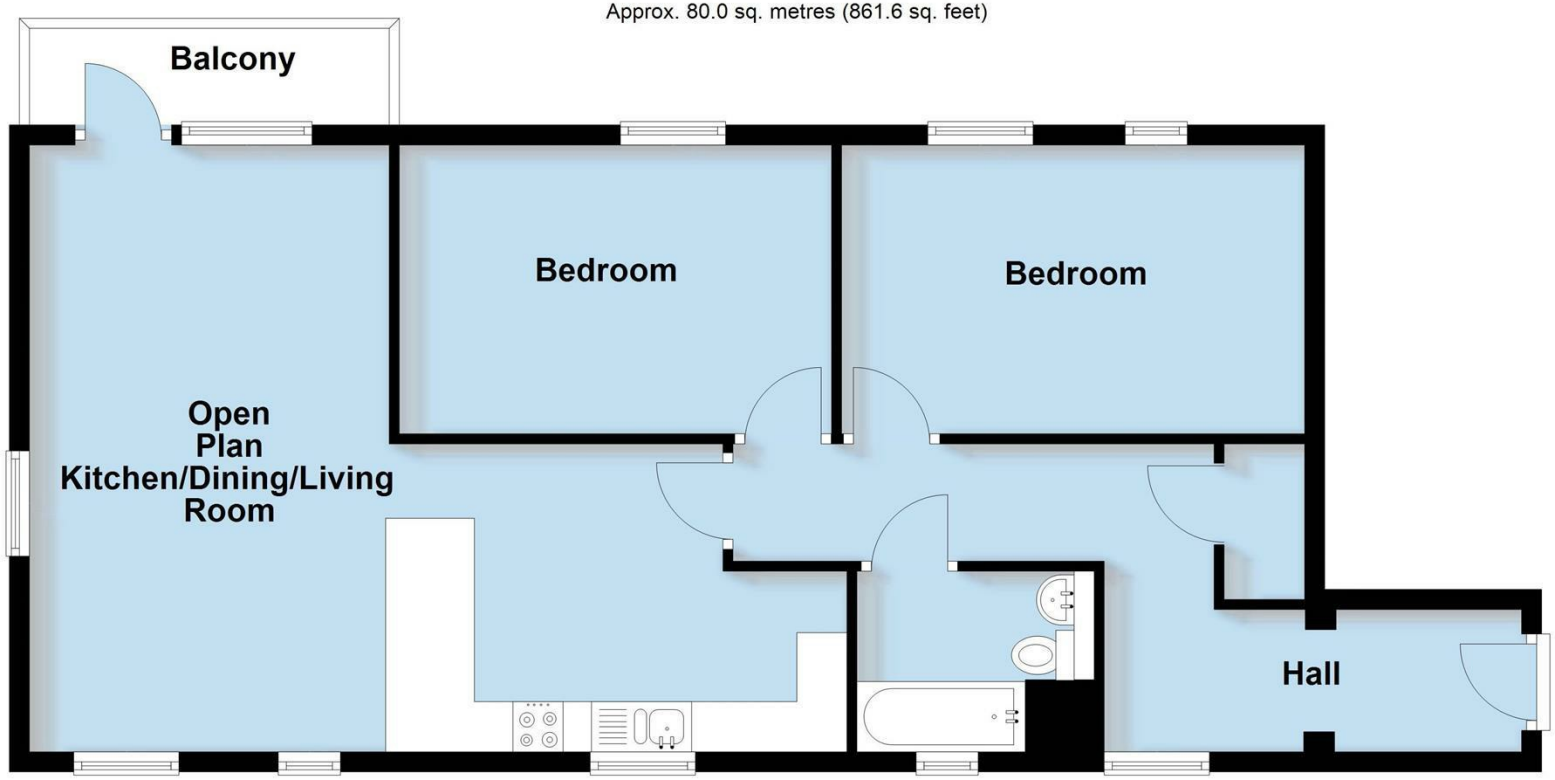
Council Tax Band C.

Location

First Floor
CV31 3ST

First Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)

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

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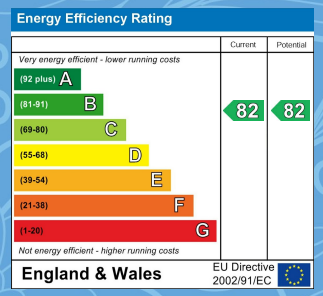

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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