





Superbly positioned, two double bedroom ground floor apartment overlooking Beverley Road, in this ever popular development.

Briefly Comprising;

Communal entrance porch, communal entrance hallway, private hallway with utility cupboard, separate cloakroom, further store cupboard. Living/dining room with French door to balcony overlooking Beverley Road. Modern fitted kitchen. White fitted bathroom. Two double bedrooms (master with built-in wardrobes). Upvc double glazing. Gas radiator heating. Garage en-bloc.

Brookhurst Court

Has consistently proven to be a popular and well thought of development of purpose built apartments in North Leamington.

This particular property is in arguably one of the very best positions within the development and is one of the rarest layout designs, which benefits from a wide living/dining room with attractive views over the communal grounds and gardens towards leafy tree lined Beverley Road.

As such viewings would be highly recommended.

The Property

Is approached via a...

Communal Canopy Porch

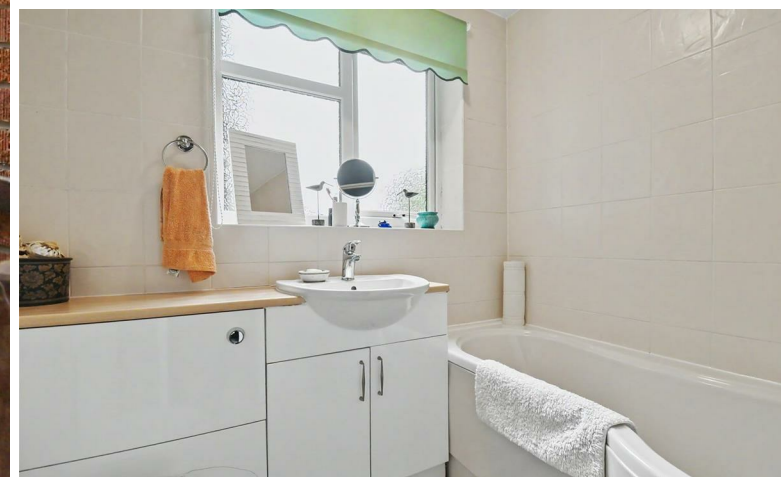
With telephone entry phone point, gives access in turn to...

Communal Entrance Hallway

With private door to the apartment. Communal door to rear access.

Private Entrance Hallway

With all accommodation flowing off this space, entry



phone point, radiator, door to useful cloaks cupboard with shelving, further door to boiler cupboard housing Intergas combi boiler, space and plumbing for washing machine.

Separate WC/Cloaks

Fitted with a low level WC with shelving, high level cupboard.

Living/Dining Room

21' x 11'6" reducing to 8'11" in dining area (6.40m x 3.51m reducing to 2.72m in dining area)
With upvc double glazed window to front elevation,

overlooking the communal grounds and gardens. Coved cornicing, wall lighting, radiator.

Dining Area

With feature French door to balcony and double glazed window to side, additional double glazed upvc window and radiator.

Kitchen

10'11" x 7'10" (3.33m x 2.39m)

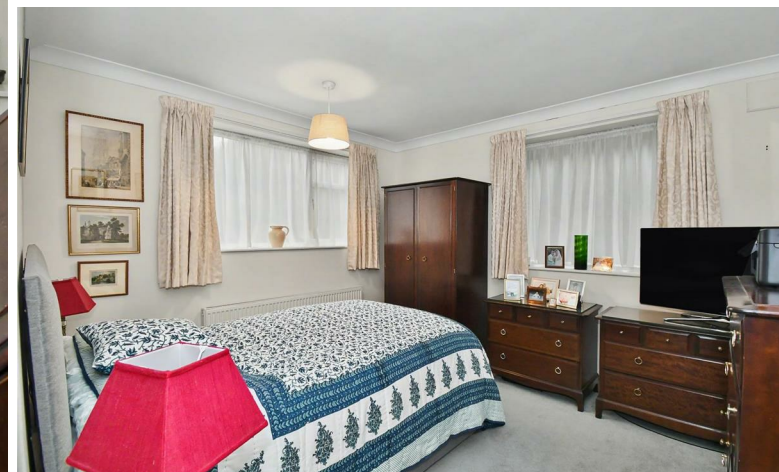
Fitted with a modern run of wall and base units, contrasting working surface, one and a half bowl sink drainer unit with mixer tap, inset four point Bosch

Ceran electric hob with Bosch filter hood over and double Bosch oven, concealed fridge and freezer, concealed Bosch dishwasher, splashback tiling, upvc double glazed window, double radiator.

Bedroom One (Front)

13'11" x 11'5" plus fitted w'robes (4.24m x 3.48m plus fitted w'robes)

With upvc double glazed window to front elevation, coved cornicing, radiator, double doors to built-in wardrobe with hanging rail and shelf.



Bedroom Two (Rear)

10'8" plus d'way x 11'6" (3.25m plus d'way x 3.51m)
Dual aspect provided by two upvc double glazed windows to side and rear elevations, coved cornicing, radiator.

Bathroom

Refitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin with monomixer set into vanity storage, shaped shower bath with wall mounted thermostatic shower and control, full splashback tiling to all walls, radiator.

Outside

Brookhurst Court is set in well maintained and landscaped, predominantly lawned, communal grounds and gardens with allocated communal parking facility.

Garage En-Bloc

8'3" x 15' (2.51m x 4.57m)
Located towards the rear of the development, take the communal driveway around the side of the opposite block following round to the rear of the development towards the end. Garage number 36 is located third on the left. With up-and-over Hormann door.

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 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

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 ground rent is £0. 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.

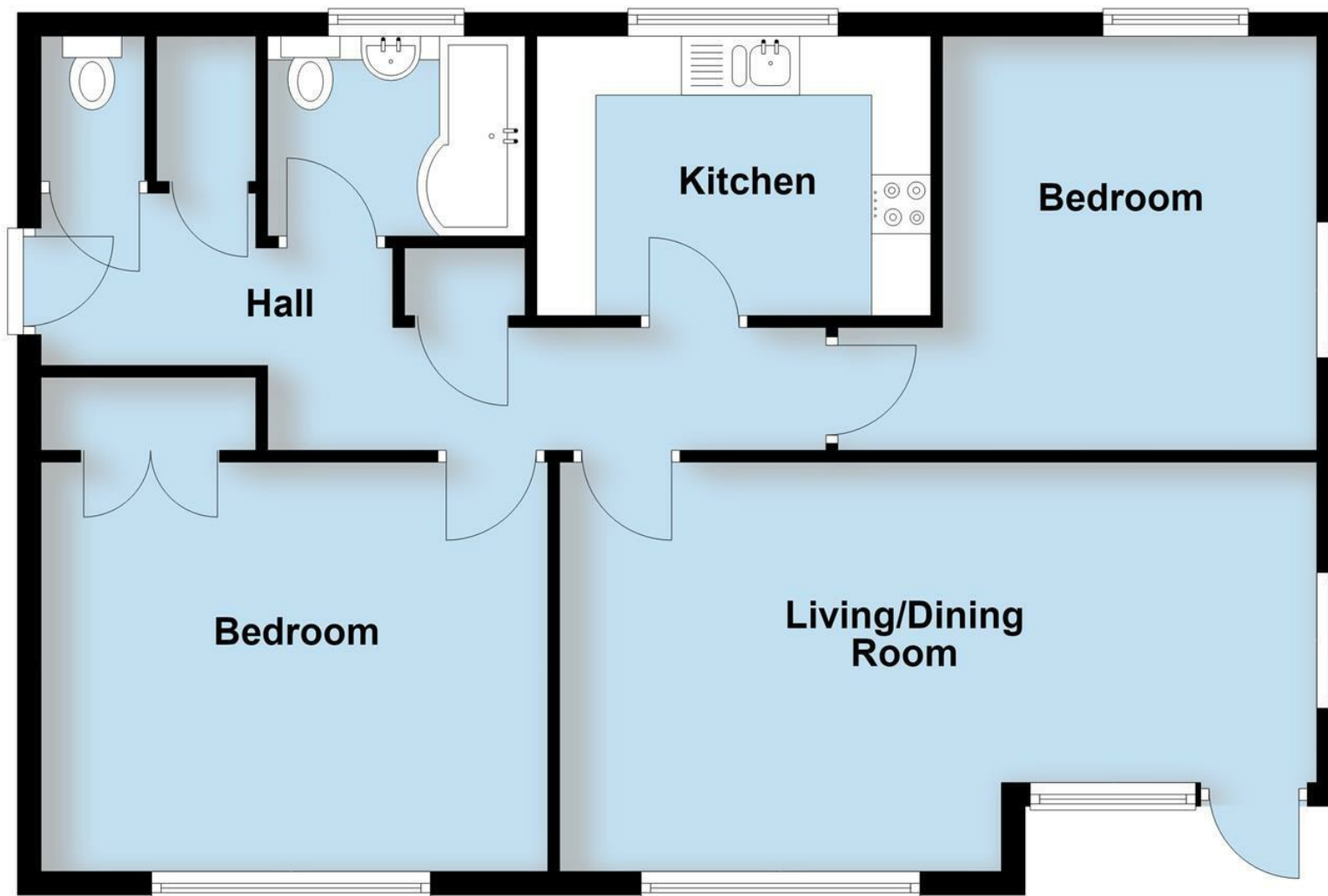
Location

Flat 36 Brookhurst Court
Beverley Road
Leamington Spa
CV32 6PB



Ground 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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