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Apartment 3, George House, 1 The Parade, Leamington Spa

**£1,800 Per
Calendar Month**



This three bedroom Duplex apartment located in an impressive Georgian residence offers fantastic modern living space, with many period features throughout, a private courtyard garden and secure gated parking for two cars. Located at the top of The Parade with the town centre right on your doorstep.

Communal Entrance Hall

With tiled floor and leads to the.

Private Entrance Hall

Via private entrance door, stairs leading to the lower ground floor, wall mounted heater, entry phone system.

Living Room

18'6" x 18'10" max (5.64m x 5.76m max)
With sash windows to dual aspect, feature fireplace, shelving to recess, wall mounted heaters, wood flooring.

Fitted Kitchen

14'1" x 17'10" max (4.30m x 5.45m max)
With range of fitted units, integral oven and microwave, electric hob with stainless steel extractor hood over, integral fridge/freezer, dishwasher and washing machine, sash window to side aspect, storage recess, downlighters, wood flooring.

Lower Floor Hallway

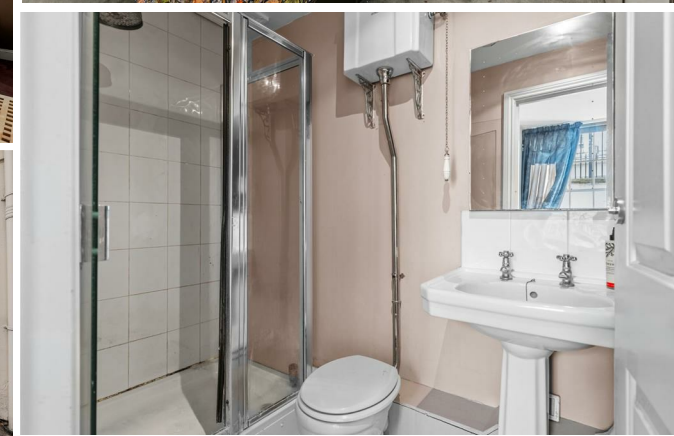
With understairs storage cupboard, wall mounted heaters, boiler cupboard housing hot water cylinder, downlights

Bedroom Two

12'10" x 9'8" (3.92m x 2.96)
With sash window to side aspect, wall mounted heater.

Bedroom Three

9'9" x 7'7" (2.99m x 2.32)
With sash window to side aspect, wall mounted heater, wood flooring



Bedroom One

17'6" x 9'9" (5.34m x 2.99m)

With sash window to front aspect and patio doors giving view and access to courtyard garden, wall mounted heater, door to En-Suite.

En-Suite Shower Room

With shower cubicle, wash hand basin, low level WC, heated towel rail, extractor fan.

Bathroom

With white suite comprising panelled bath with tiled splash backs and shower area with mixer

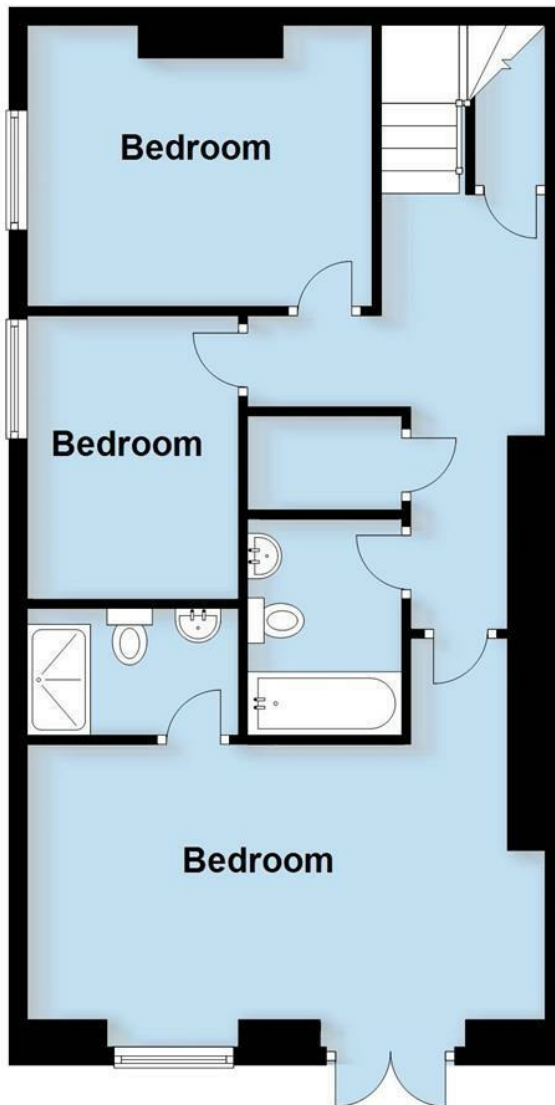
tap, shower attachment and screen, pedestal basin and high flush WC, heated towel rail and downlighters.

Outside

Approached via the master bedroom, via steps from pavement with turned balustrade and gate, leads to a block paved private patio area. The property also includes twin secure car parking.

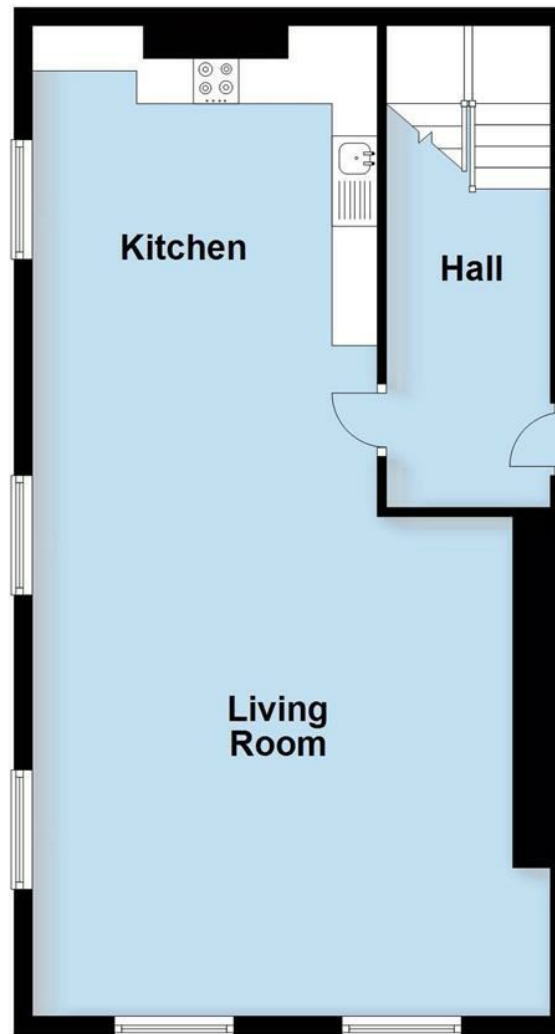
Lowest Ground Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



Ground Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



Total area: approx. 127.4 sq. metres (1371.3 sq. feet)

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

Your Property - Our Business

- Residential Estate Agents
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		42	
(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