



THE PARADE, LEAMINGTON SPA, CV32 4DG



Property Description

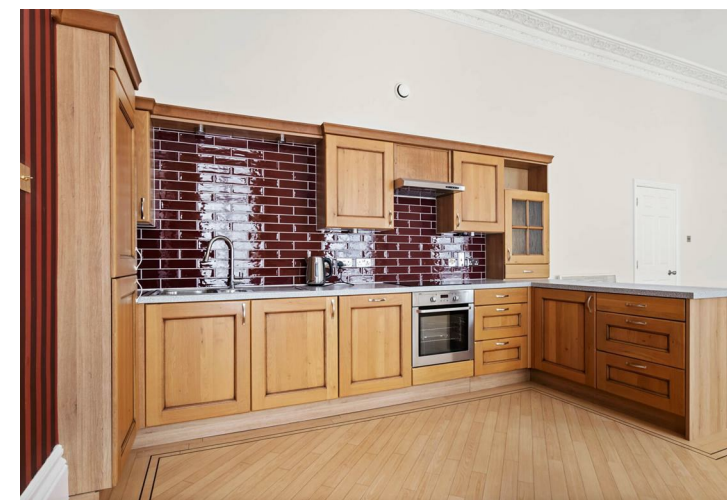
*** Over 1100sqft of town centre regency living, with private secure parking ***

Forming part of the prestigious William House conversion on the main Parade, is this superbly presented and recently redecorated apartment. From the moment you step through the front door you are greeted with grandeur. Wide tiled entrance, stairs to all floors and a lift that services the building. Located at the top of the Parade the property really does have "location, location, location".

The apartment is located on the first floor. Through the front door you are greeted with a spacious entrance hall, through to the left is the open plan living dining kitchen area measuring some 30ft in length and nearly 18ft wide. The kitchen has wall and floor mounted units with integrated appliances. The living room has a replica Georgian marble fireplace with black marble hearth that is a true focal point for the room and there is also plenty of room for an eight-seater table with chairs. This room benefits from the afternoon light with three sets of high reaching double doors, that open onto a full property width balcony.

Crossing to the other side of this property there is a modern bathroom with shower over bath. The principal bedroom is placed at the rear of the building and measures approx. 20ft x 18ft and has built in his and hers wardrobes. There is also an ensuite shower room. There is a second sizable room in this property that is currently used as a home office and occasional bedroom for visiting guests however we must advise this is not a formal bedroom due to it not having a window with natural light. There is a pull ladder that leads to a storage space overlooking the main bedroom. To the rear of the property there is allocated parking for one vehicle with the carpark being gated. The property also has a front and rear intercom entry system.

The scale of this property has to be seen to be believed. It is approx. the same size as the average three-bedroom semi-detached house.





Key Features

- Town Centre Location
- Luxury Regency Apartment
- Over 1100sqft of space
- Many period features including high ceilings and Marble fireplace
- Open plan living, dining kitchen
- One bedroom with ensuite
- Additional room
- Guest bathroom
- Allocated parking

Local Authority – Warwick

Council Tax – Band E

Tenure – Leasehold



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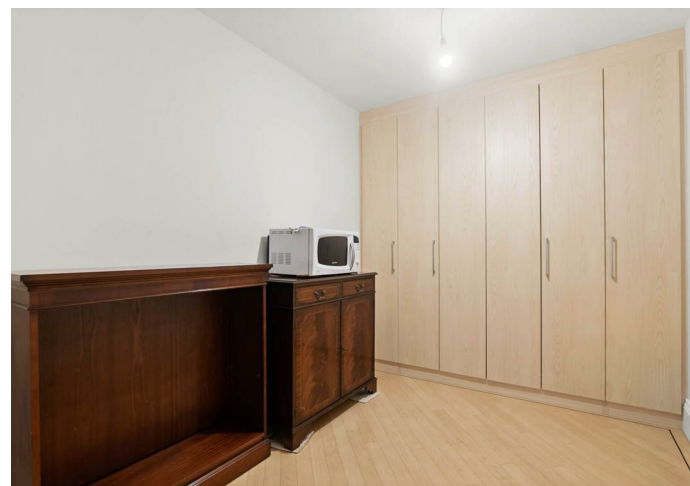
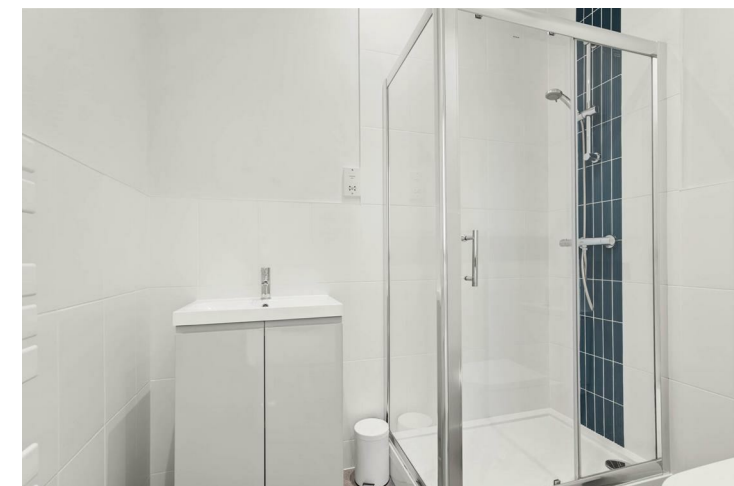
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Additional Information

Lease Details

Official land registry documents confirm there were 125 years on the lease from commencement in 2004. We understand there to be approx 102 years now remaining on the lease.

Service charges

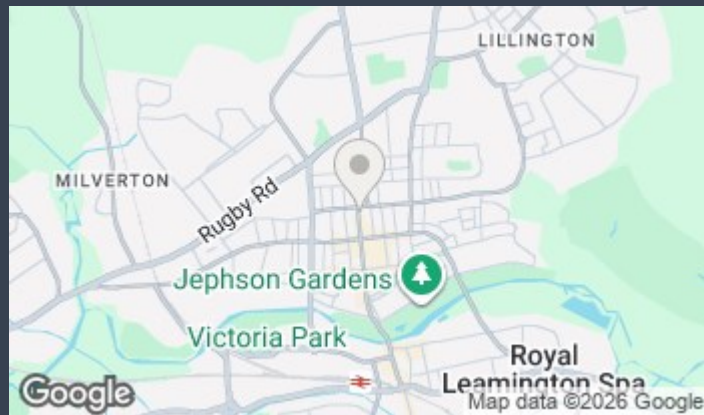
we are informed by the seller there is a annual service charge payable of £4480

Ground Rent

we are informed by the seller the gound rent payable is included with the service charges for the property.

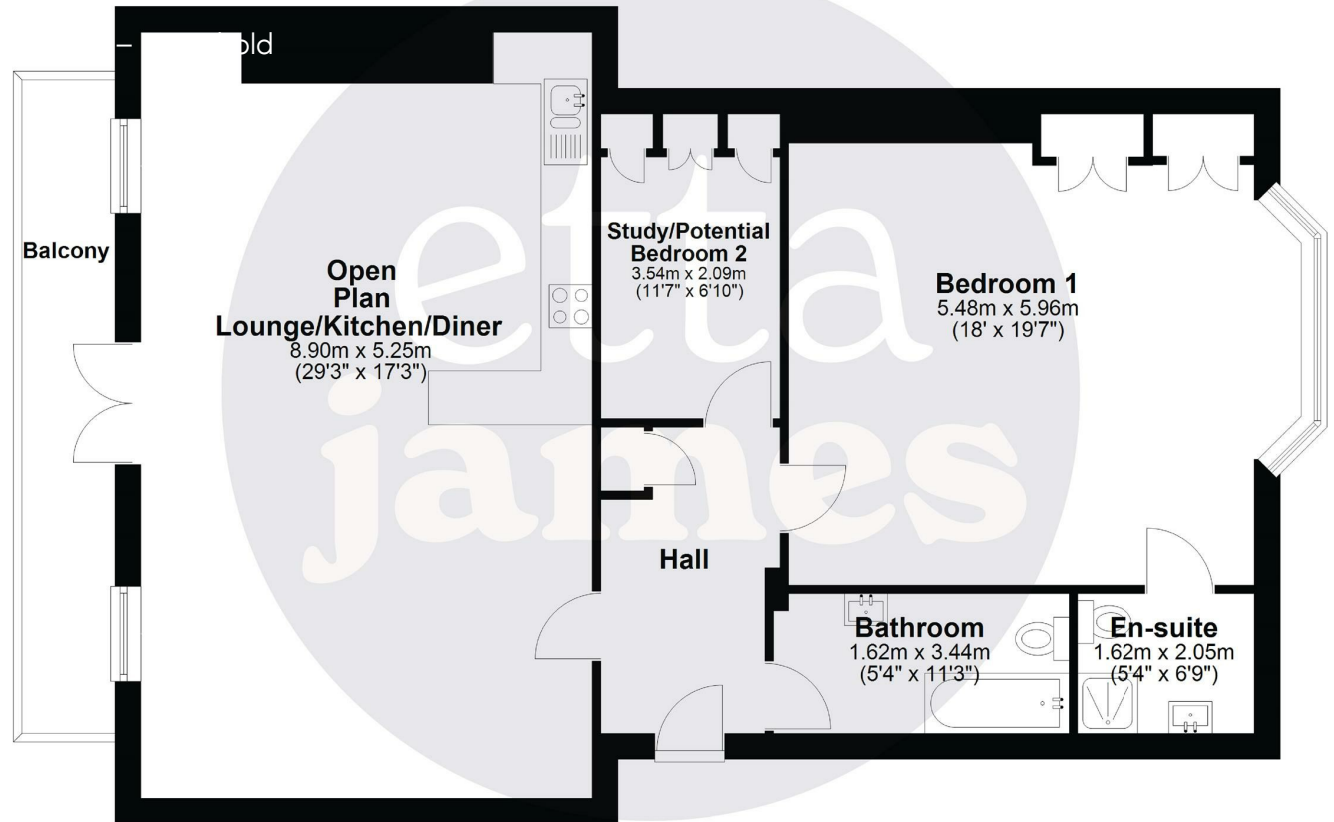
Confirmed Restrictions

We have been informed by the seller that pets are not allowed by the management company.



First Floor

Approx. 102.7 sq. metres (1105.3 sq. feet)
(excluding Balcony)



Total area: approx. 102.7 sq. metres (1105.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email welcome@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

