



Connells

Northumberland Court Northumberland Road
Leamington Spa

Northumberland Court Northumberland Road Leamington Spa CV32 6HN

for sale offers over
£220,000



Property Description

Situated in the highly sought-after North Leamington location of Northumberland Court, this spacious and well-presented two double bedroom ground floor apartment is offered for sale with no onward chain, making it an ideal purchase for downsizers, first-time buyers, or investors alike.

The accommodation is thoughtfully arranged throughout and comprises a welcoming entrance hallway, a generously proportioned dual-aspect lounge dining room providing an abundance of natural light, a modern fitted kitchen, two well proportioned double bedrooms, a family bathroom and the added convenience of an additional separate W.C.

Externally, the property is set within beautifully maintained communal grounds, offering an attractive and peaceful environment for residents. Further benefits include a single garage located en bloc, providing valuable parking or storage space.

Conveniently positioned close to North Leamington's excellent local amenities, parks, and transport links, this fantastic apartment presents a rare opportunity to acquire a well-maintained home in one of the area's most desirable residential locations.



Lease Information

The property is leasehold with a lease length of 999 years from 29th September 1963. The property is subject to management charges to include an annual service charge of £1,441.48. We understand from our vendor the property is subject to an annual roofing levy of £1,800 per annum to cover the cost of a new roof. This has been paid for 2026 but will be payable by a new owner in 2027 and 2028. After 2028 this payment will no longer be applicable.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

Total floor area 81.2 m² (874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: C

Service Charge:
 1441.48

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315602

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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