



## 53 ALDER HOUSE LUCAS COURT

LEAMINGTON SPA, CV32 5JL

**£135,000**  
LEASEHOLD

James Whalley is proud to present this well-presented one bedroom first floor apartment to the market, offered with no onward chain.

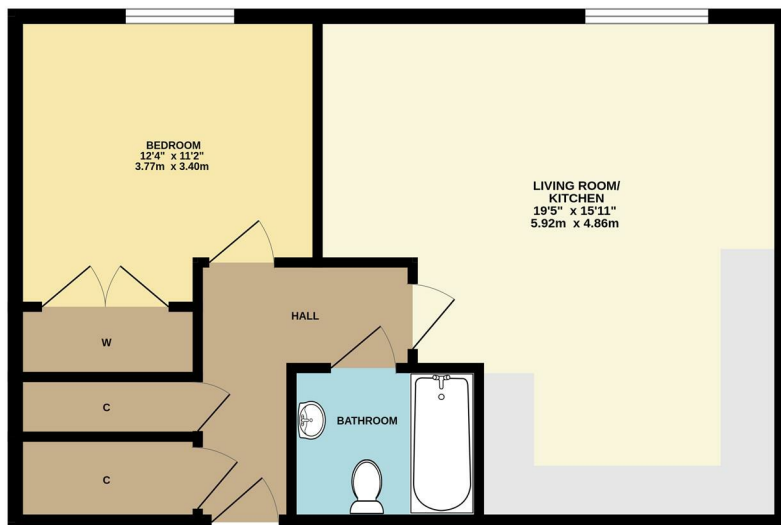
Upon entering, you are welcomed by an entrance hall with a useful storage cupboard, leading through to a spacious main bedroom benefiting from built-in storage, a modern bathroom, and a bright living area with an open plan kitchen space, ideal for modern living.

Externally, the property benefits from its own allocated parking space and is situated within a highly desirable residential location.

Please refer to the full advert for detailed lease information.

**suave**

FIRST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating: C Council Tax Band: C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 80                      | 81        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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