



**2 Bedroom Maisonette**  
**located on Beauchamp Avenue,**  
**Leamington Spa**  
**£280,000**

**UP Estates**



\*\* OVER 1000 SQ FT OF LIVING ACCOMODATION -  
GARAGE & OFF ROAD PARKING - SHARE OF FREEHOLD 900  
YEAR LEASE - SOUTH FACING BALCONY OVERLOOKING  
CLARENDON SQUARE - TWO STOREY MAISONETTE -  
PRIME CENTRAL LEAMINGTON SPA LOCATION - LIFT  
ACCESS - COMMUNAL GARDEN - NO FORWARD CHAIN \*\*

This is a exceptional opportunity to purchase a two double bedroom, two storey maisonette in central Leamington Spa, over 1000 SQ FT, with garage en bloc and south facing balcony, all with no forward chain!

This home very briefly comprises of; private entrance access on the third floor via communal stairwell or lift, entrance hall with storage, sizable lounge diner with large cupboard. Followed by the fitted kitchen boasting integrated oven, hob, extractor, sink, with allocated space for fridge/freezer, dishwasher and washing machine. On the first floor off of the landing there are two well proportioned double bedrooms with integrated wardrobe storage, bedroom one boasts the private south facing balcony overlooking Clarendon Square. Furthermore the family shower room completes the accommodation.

This property benefits from a 900 year lease, garage en bloc (a rarity in central Leamington!) plentiful storage throughout, underfloor heating alongside modern electric heaters. Whilst the service charges are only £145 per month, and £5 per year ground rent! Call immediately to secure a viewing.

£280,000

- TWO STOREY MAISONETTE (OVER 1000 SQ FT!)
- SOUTH FACING PRIVATE BALCONY
- GARAGE EN BLOC
- LIFT ACCESS & COMMUNAL GARDEN
- PRIME, CENTRAL LEAMINGTON SPA LOCATION
- SHARE OF FREEHOLD
- NO FORWARD CHAIN
- 900 YEAR LEASE





## LOCATION

The property is ideally located for walking into Leamington Spa's town centre with The Parade being only a 5 MINUTE WALK, hosting a wide variety of shops and restaurants. At the heart of the town are the beautifully laid out Jephson Gardens on the banks of the river Leam, & the Royal Pump Rooms.

The well regarded Kingsley School is a stones throw from the property. Some other excellent schools within walking distance of the apartment include Arnold Lodge School, North Leamington, Milverton and Brookhurst primary schools. Further schooling in Warwick includes Warwick School, King's High School for Girls, Warwick Prep, Warwick Boys and Myton School.



For commuters, the Leamington train station is within walking distance with trains running from Leamington Spa and Warwick Parkway to Birmingham and London Marylebone. There are also excellent road links out to neighbouring towns, along with the Midland motorway network, A46 & M40.

Also convenient for sporting and recreational facilities with Leamington Squash and Tennis Club in Guy's Cliffe Avenue, the Leamington Tennis Court Club in Bedford Street, golf at Stoneleigh and The Warwickshire Golf and Country Club and racing at Warwick and Stratford-upon-Avon.



## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

We are required under the Estate Agent Act 1979 and Provision of Information Regulations 1991 to make you aware that the client we are acting for on the sale of this property is a Connected Person as defined by that Act.





Beauchamp Avenue, Leamington Spa





Total Area: 99.8 m<sup>2</sup> ... 1074 ft<sup>2</sup> (excluding garage en bloc)

All measurements are approximate and for display purposes only

**CONTACT**

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