



WARWICK NEW ROAD, TOWN CENTRE

complete ●●●  
SALES & LETTINGS





A very spacious ground floor apartment overlooking a large green communal South facing rear garden that heads down towards the River Leam. The property has an entrance hall, a lounge/diner/conservatory open plan living, a kitchen, two very spacious double bedrooms and a shower room. What is lovely is the south-facing balcony/terrace, great for outdoor dining and enjoying the view. There is a garage and communal parking. This property is within walking distance of the town centre, beautiful parks and the train station. Offered no onward chain. Share of Freehold and a large 947 year lease remaining.



It's in the details...

#### Communal entrance

A communal entrance door with an intercom leads to the hallway where the property will be found on the ground floor through the fire door. Outside apartment 6 is a storage cupboard that belongs to the apartment.

#### Entrance Hall

Painted entrance door through to the hallway, which has two useful storage cupboards one has the electric consumer unit. There are glazed doors through to the lounge diner and kitchen. There's an intercom handset and then three panel doors through to the two bedrooms and shower room.



#### Lounge Diner

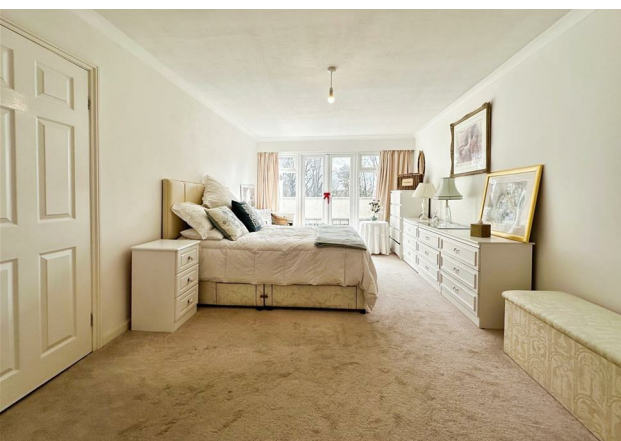
A very spacious lounge through diner, which has an electric heater. The sitting area has a polycarbonate roof with fitted blinds and uPVC double glazed windows and a large sliding door to the balcony.

#### Balcony

Which is slabbed, has an awning and a brick balcony. There is lighting with a lovely view of the communal gardens and mature trees, the River Leam and Victoria Park beyond.

#### Kitchen

The original kitchen with white worktops, a fitted oven, a fitted fridge, space and plumbing for a dishwasher, an internal serving hatch style window through to the dining area and there is a large uPVC double glazed window. There's a one-and-a-half stainless steel sink with a mixer tap and drainer.



#### Bedroom One

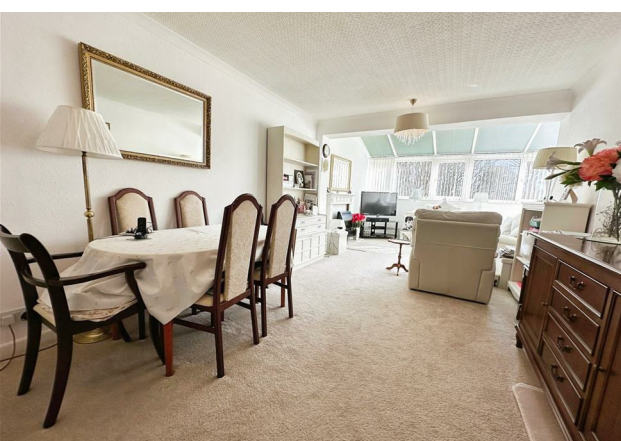
A super huge main bedroom with a wall of fitted wardrobes, a uPVC double glazed French doors to the balcony that looks to the southerly view of the mature trees and the River Leam with Victoria Park beyond. Modern electric heating.

#### Bedroom Two

Another spacious double bedroom with fitted bedroom furniture which includes two double wardrobes, a single wardrobe, Chester drawers and high-level cupboards. There is an electric heater and a French door with a matching side window to the garden.

#### Shower Room

A modern shower room which has aqua panelling, a static glass shower screen with a modern electric shower. There is a toilet, vanity storage unit with hand basin and chrome mixer tap. There is an electric shaver light point and a white electric towel radiator.



#### Garage

Single garage with up-and-over with power located to the front of the building. Second from the left with a yellow door.

#### Parking

There are numerous communal parking spaces positioned within the Riversdale Apartment development. Also some visitor spaces.

#### Gardens



There is a beautiful communal garden, with a large lawn that goes down the embankment towards the river, surrounded with big mature trees and the sounds of children playing in Victoria Park. Something very special about this development.

#### Useful Information

Tenure - The property is a Leasehold tenure for a term of 999 years from 1st June 1973.

Maintenance Charges - A service charge of £1,8080 per annum is payable. There is no ground rent..

Structural roots have caused some cracking that are being addressed by the management company.

#### Location

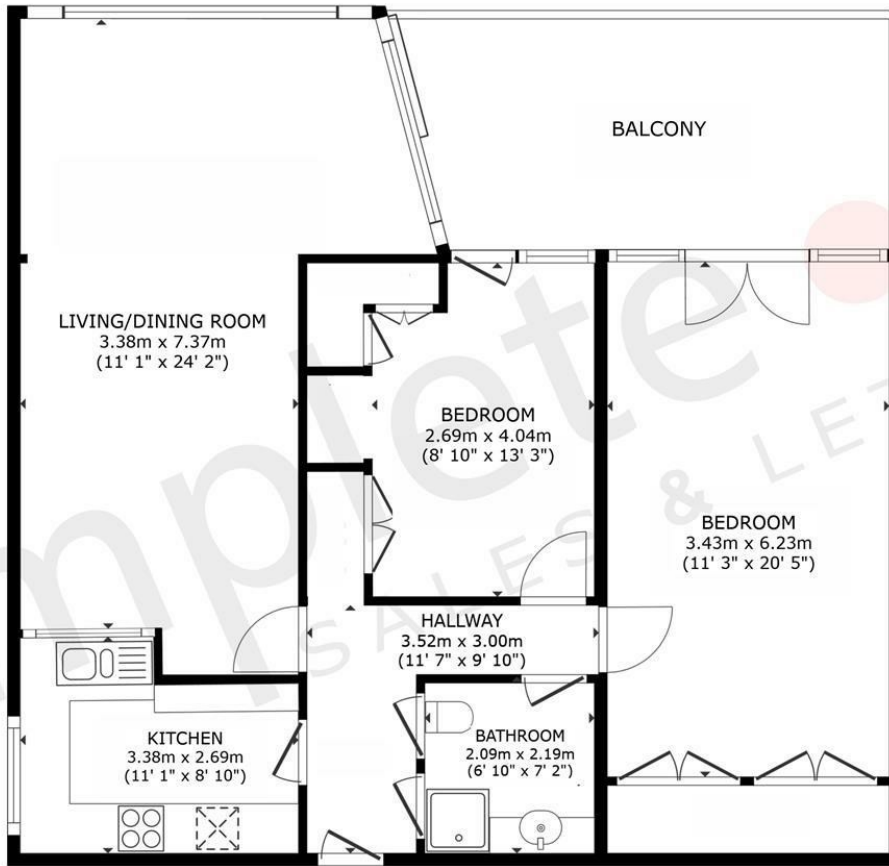
Nestled in a tranquil spot set back on Warwick New Road, just West of the town centre. This central Leamington Spa location is in the heart of a tree-lined conservation area. It's within walking distance to the train station and boasts close proximity to Victoria Park, Pump Rooms and Jephson's Gardens on the banks of the River Leam.

Leamington Spa is renowned for its elegant Victorian and Georgian properties, close by is The Parade - the main promenade, with a diverse range of boutiques, high-street shopping, cafes, restaurants, bars, and activities for all ages. The area is home to excellent schools, including Arnold Lodge, Kingsley School for Girls, Warwick Boys School, and Kings High School for Girls.

#### Distances:

- Leamington Spa Train Station: 10-minute walk (0.8 km), with trains to London Marylebone from 70 mins and Birmingham from 31 mins.
- Warwick: 2.67 km
- Warwick Parkway Station: 4.71 km, with trains to London Marylebone from 69 mins.





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 89.0 m<sup>2</sup> (958 sq.ft.)  
EXCLUDED AREAS : BALCONY 15.9 m<sup>2</sup> (171 sq.ft.)  
TOTAL : 89.0 m<sup>2</sup> (958 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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The Leamington Property Expert

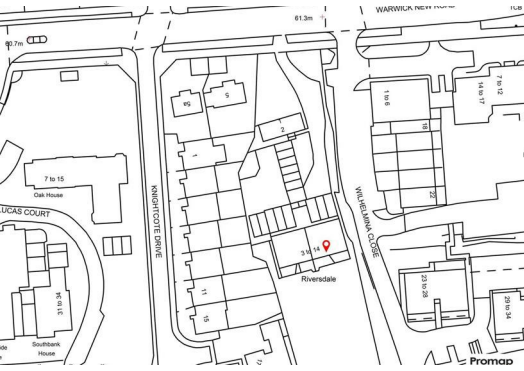


- M40 (J13 & J15): 4.83 km
- Stratford upon Avon: 15.8 km
- Coventry: 17 km, with trains to London Euston from 61 mins.
- Birmingham International Airport: 25.4 km
- Birmingham City Centre: 45 km

(Distances and times are approximate.)

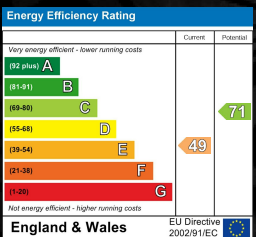


- A spacious Ground Floor Apartment
- Two Large Bedrooms
- Kitchen & Store Room
- A Large South Facing Balcony
- Parking & Garage
- 937 Sq Ft
- Lounge/Diner/Conservatory
- Shower Room & En-Suite
- Beautiful Communal Garden
- No Chain & Share Of Freehold



## WARWICK NEW ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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