



Peter Clarke

IN ASSOCIATION WITH

Winkworth

1 Brandon Place, Brandon Parade, Leamington Spa, CV32 4BZ

- Town Centre Location
- Walking Distance to Jephson Gardens
- One Bedroom
- Home Office/Study
- Family Bathroom
- Kitchen, Living, Diner
- Brand New Apartment
- Gas Central Heating
- Underfloor Heating



£290,000

A delightful one bedroom, ground floor apartment with the added benefit of home office and is located within walking distance of the town centre and Jephson Gardens. Open plan kitchen, living and dining, large double bedroom and luxury bathroom. Offered for sale with NO CHAIN.

#### SPECIFICATION

##### KITCHEN

- Contemporary handleless matt kitchen
- Range of wall and base units
- Bosch multifunction electric oven, ceramic hob and cooker hood
- Under mounted stainless-steel sink
- 20mm quartz work surfaces and splash backs
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

##### BATHROOMS

- Parcelanosa bathrooms comprising:
  - Contemporary white ceramic sanitaryware
  - Large format wall and floor tiles
  - Polished chrome taps and thermostatic shower fitting
  - Clear glazed shower screen
  - Mirror with shaver point
  - Vanity cupboard
  - Towel ladder warmer in chrome finish

##### INTERIOR FINISHES

- Smooth plaster finish with emulsion to all internal walls and ceilings
- White satin finish woodwork and internal doors
- Chrome door furniture
- Carpets to all bedrooms
- Tiled bathroom floors
- Luxury Vinyl Tile flooring to living and kitchen areas

##### HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas condensing boiler
- Thermostatically controlled underfloor heating
- Task lighting in kitchens
- LED recessed downlighters fitted throughout with pendant lights to living areas and bedrooms
- Pre-wired for Virgin or BT fibre
- Data points to bedrooms and living area

##### SECURITY

- High security front entrance door with multi-point locking system
- Fire detection and fire alarm system

##### EXTERNAL FINISHES

- Landscaped garden area
- Cycle storage

ICW 10-Year Structural Defects Warranty

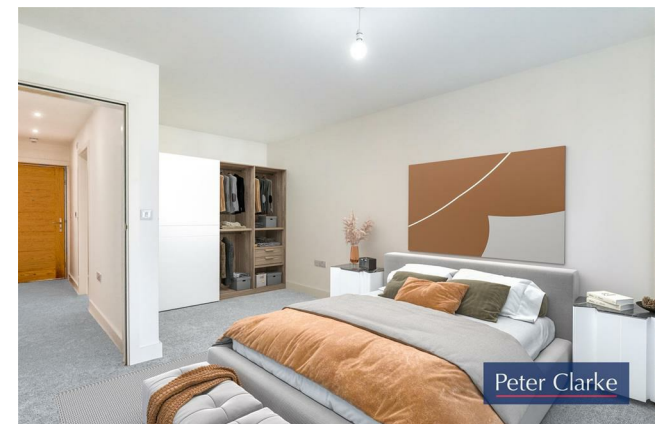
##### GENERAL INFORMATION



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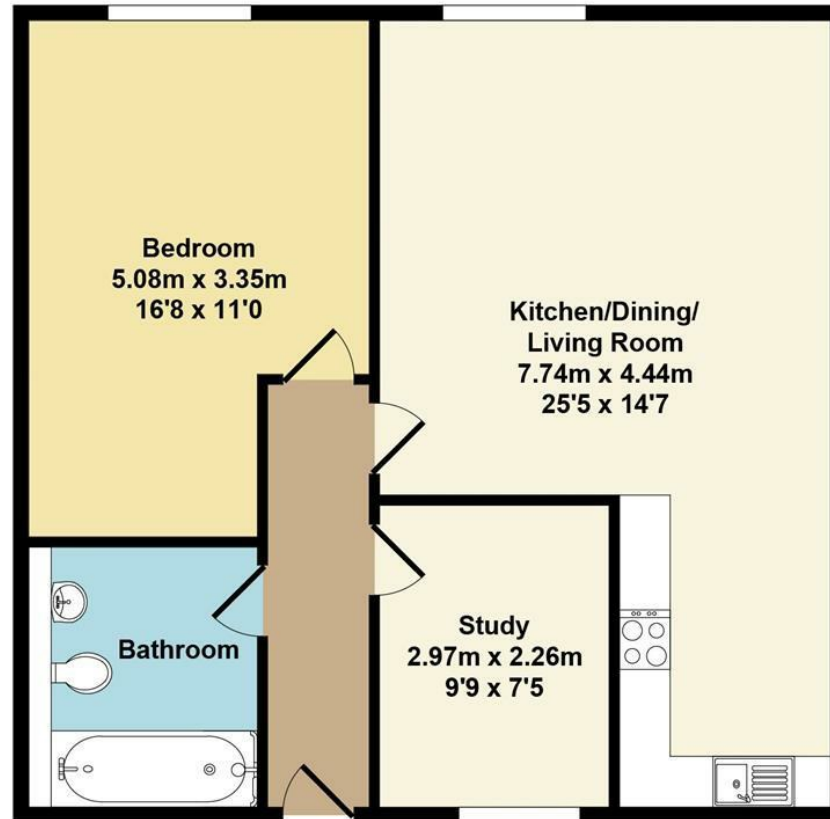


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## Total Approx. Floor Area 61.10 Sq.M. (658 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

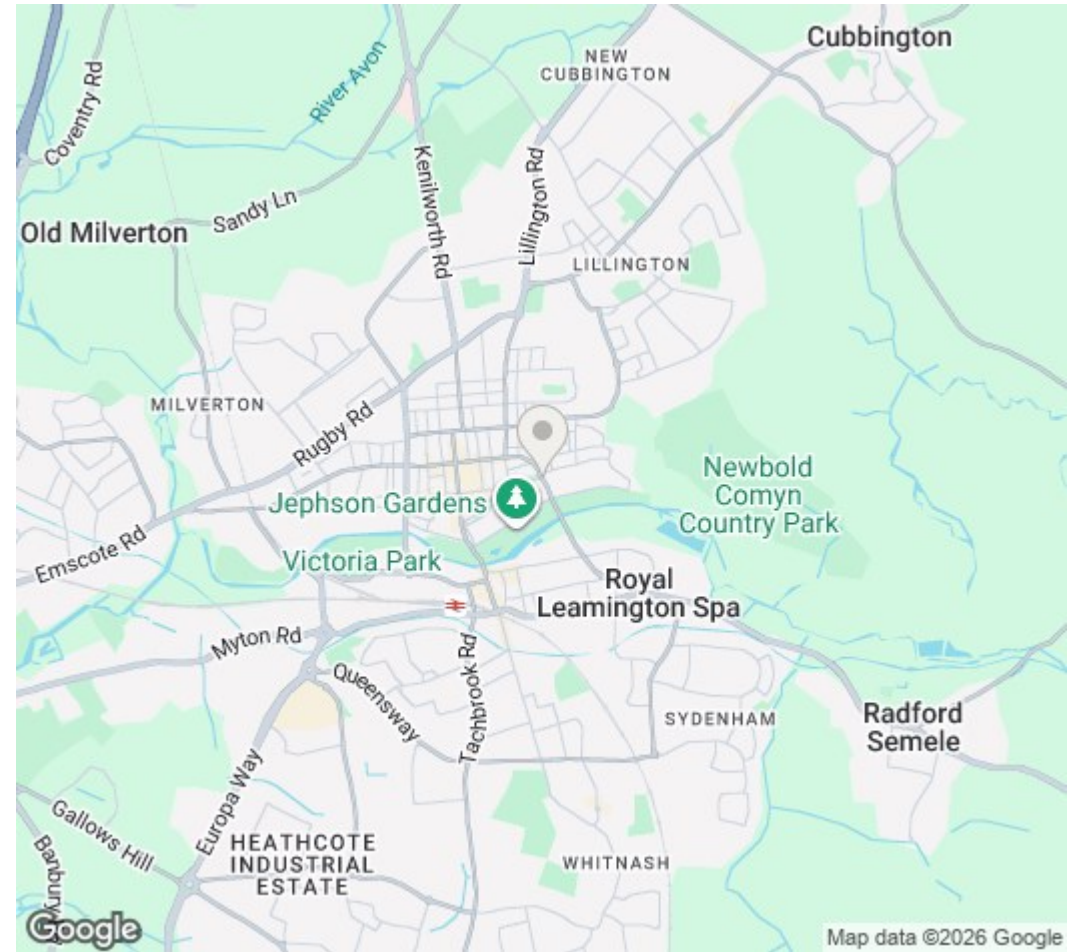




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