

BERTIE TERRACE, WARWICK PLACE

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A well presented & Spacious top floor apartment, in this Grade II listed building, with stunning elevated views over North Leamington, St Marks Church and the town centre. There is a grand communal entrance with video intercom, an entrance hall leads to all rooms, including the dual aspect, open plan sitting, dining and kitchen space, The kitchen is finished in a contemporary high-gloss. There is a double bedroom with integrated wardrobes and storage drawers, whilst there is a luxurious four-piece bathroom. The property is entered via tidy communal corridor, there is a service road which allows parking off the street, whilst at the rear of the property there is a communal garden. Well positioned for all the benefits of the vibrant town centre living, being set back on the leafy road of Warwick Place.



Property Details...

Approach

A grand communal entrance, with stone steps leading to the imposing entrance door, with video intercom. Stairs lead to the third floor, where you will find the entrance and private stairs up to the apartment.

Entrance

A painted timber door leads to the private staircase to the apartment.



Hallway

With engineered flooring, a timber Velux window and doors to the lounge kitchen diner, bedroom and access. Video intercom. Loft hatch.

Lounge Kitchen Diner

An open plan space with engineered oak flooring, large timber Velux window with fitted blind, a timber double dormer window to the lounge area with open eaves storage, down-lights, there is a large space for a dining table and the kitchen has a cream fitted kitchen with long handles and dark square edge glitter worktops with a fitted oven, a four ring stainless steel hob with an extractor over. One and a half bowl stainless steel sink with mixer tap and drainer, a fitted dishwasher, an under-counter fridge, an integrated freezer and a integrated Hotpoint washer dryer. There is mosaic style tiled splash-back, downlighting a useful shelved recess. There's a large Velux window and uPVC double glazed dormer window with a great view of Saint Marks Church and rooftops.



Bedroom One

With engineered oak flooring, eaves fitted storage and drawers. There is a radiator, down-lights and a uPVC triple glazed dormer window with a great view over Milverton North Leamington including St Marks Church.

Bathroom

A spacious bathroom which has a double ended bath, a central mixer tap, a corner hand-basin with vanity storage and a quadrant shower enclosure with a mains shower. A concealed cistern toilet, a fitted cabinet, tiled flooring, a chrome towel radiator, an electric shaver point, a timber window, a Velux window and tiled splash-backs.



Communal Garden

A lovely communal landscaped garden.

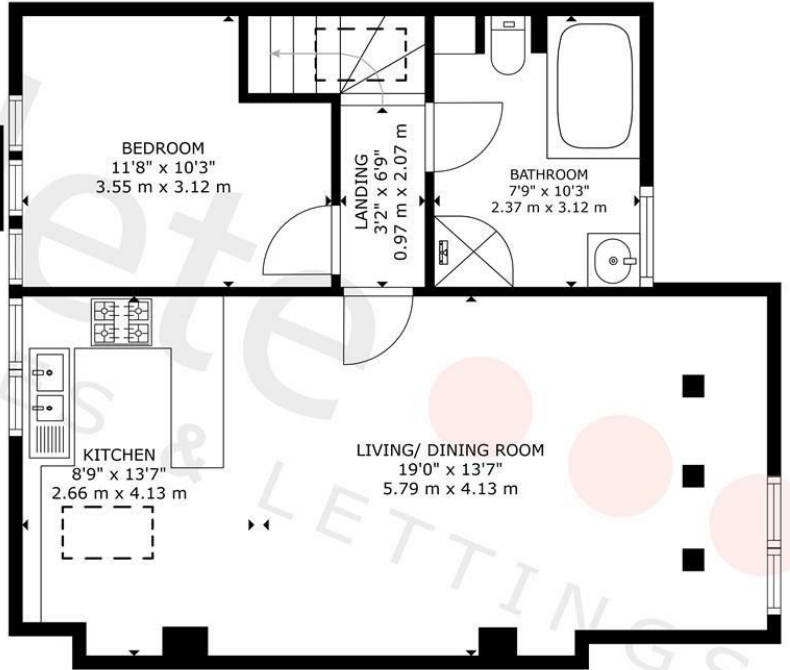
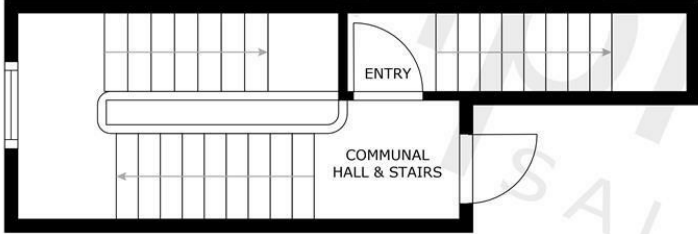
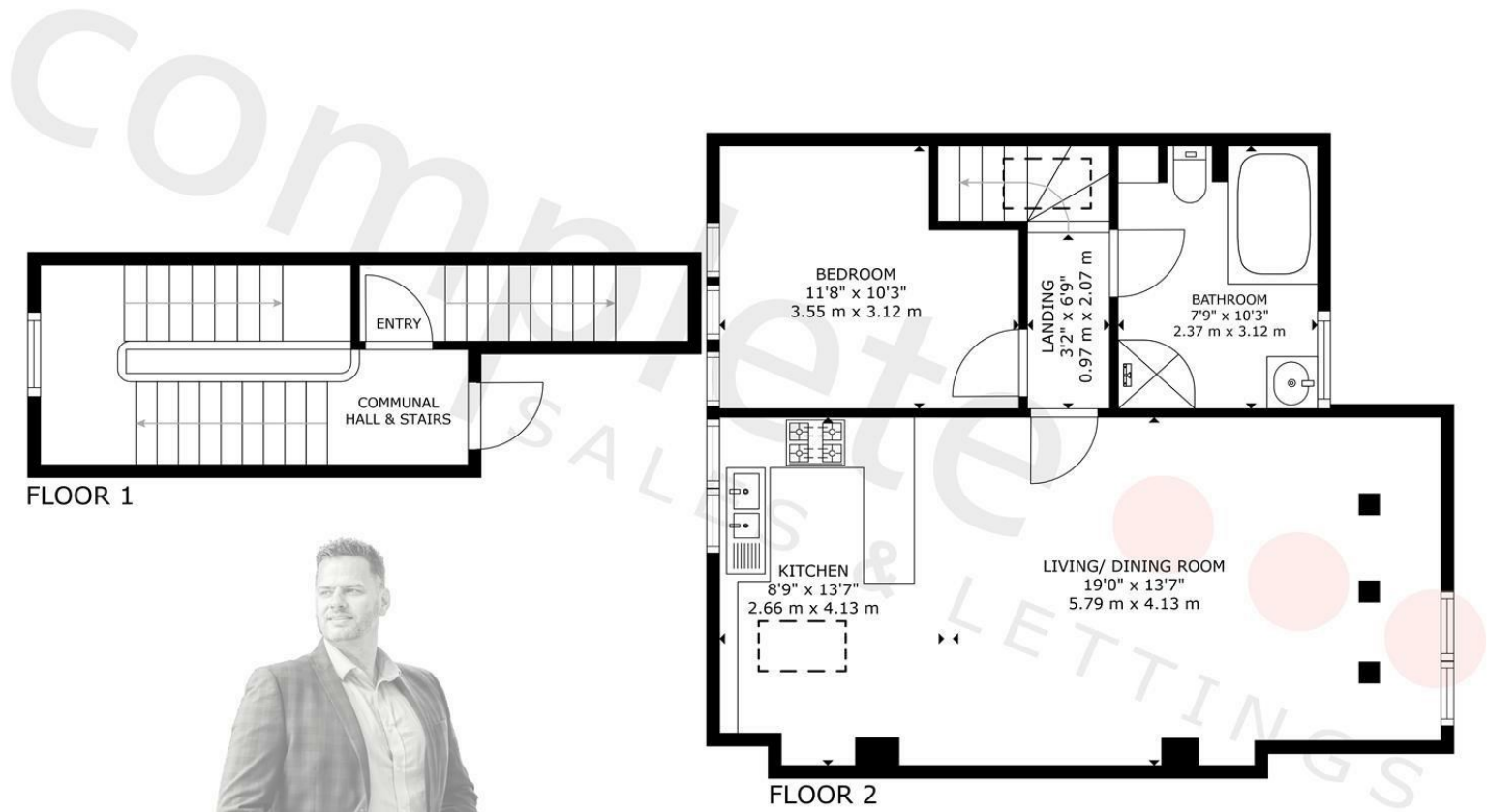
Other Information



Communal bins
105 years left on the lease
Maintenance charge £1576 per year

Location
Bertie Terrace, set back on a private road on Warwick Place, within the conservation area and occupies a sought after location approximately half a mile away of the Royal Spa town centre. The immediate area includes some of the towns special period buildings in nearby Beauchamp Hill, Clarendon Crescent, and Milverton Crescent. Located a 15-minute walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, a range of excellent private and state schools (This being in the post code for the best in the area), it is a very popular place to live and has been voted the happiest place to live in Great Britain in Rightmove's 2017 Happy at Home Index. The Sunday Times also recently listed Leamington as one of the best places to live in the UK.





The Leamington Property Expert

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GROSS INTERNAL AREA
FLOOR 1: 155 sq. ft, 14 m², FLOOR 2: 616 sq. ft, 57 m²
TOTAL: 771 sq. ft, 71 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Regency Conversion
- Beautiful Elevated Views
- Grade II Listed Building
- Four Piece Bathroom
- Vibrant Leamington Living

- Top Floor Apartment
- Central Leamington
- One Spacious Bedroom
- Communal Garden
- Very Well Presented



BERTIE TERRACE, LEAMINGTON SPA

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

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

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