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29 Leamside House, Lucas Court, Leamington Spa

£1,600 Per Month



A well appointed modern, three storey mid-townhouse, which provides deceptively spacious two bedroomed accommodation, featuring comprehensively fitted kitchen and designated car parking facility within this exclusive gated North Leamington Spa development close to the town centre.

Lucas Court

Is a prestigious gated development of properties of varying styles and sizes, centred around two converted period properties, being conveniently sited within walking distance of the town centre, the train station and all facilities and amenities including local shops, schools for all grades and a variety of recreational facilities. Since its original construction, approximately 25 years ago, this particular development has consistently proved to be very popular.

ehB Residential are pleased to offer 29 Leamside House, which is an excellent opportunity to acquire a most deceptive three storey mid-townhouse, which has been maintained and improved by the present owners including recently installed new underfloor central heating system and boiler.

Features an impressively fitted dining/kitchen, appliances and granite work surfaces, two generous double bedrooms, the master bedroom featuring both an en-suite shower room/WC and dressing room. The first floor utility room is also a notable feature and the large second bedroom includes an en-suite bathroom/WC.

The property is offered with IMMEDIATE VACANT POSSESSION and inspection is essential for its size, level of appointment and situation to be fully appreciated.

In detail the accommodation includes underfloor heating throughout the property, comprises:-

Recessed Porch

With integral cupboard, quarry tiled floor, timber and glazed panelled door leads to the...

Comprehensively Fitted Dining/Kitchen

With extensive range of hardwood timber base cupboards and drawer units, stainless steel door furniture and extensive granite work surfaces, water

filtration system, built-in SMEG oven, four ring ceramic hob unit with extractor hood over, tiled splashbacks and integrated microwave, built-in dishwasher, fridge freezer, further three quarter height units, downlighters, recently fitted wood laminate effect flooring, staircase off with understair cupboard and further built-in cloaks cupboard with mirrored door and cupboard over.

Connecting doors lead to the...

Lounge

14' x 14' (4.27m x 4.27m)

With twin French doors overlooking rear garden, recently fitted wood effect laminate flooring, TV point, downlighters.

Stairs and First Floor Landing

With balustrade and downlighters.

Master Bedroom

13'9" x 10'6" (4.19m x 3.20m)

With dimmer switch and downlighters, giving access to the...



En-Suite Dressing Room

11'3" x 5'2" plus w'robes (3.43m x 1.57m plus w'robes)

With extensive range of custom built wardrobes and drawer units comprising four double wardrobes with hanging rails, shelves and flanked by two drawer units and downlighters. With connecting door leading to the...

En-Suite Shower Room/WC

8'6" x 7'9" (2.59m x 2.36m)

Being tiled with wood effect laminate flooring, twin wall hung wash hand basins with mixer tap, oversized tiled shower cubicle with integrated shower unit, downlighters, low flush WC.

Utility Room

7' x 4'6" (2.13m x 1.37m)

Having plumbing for condenser washer dryer, recently installed top of the range wall mounted Vaillant gas fired central heating boiler and tiled floor.

Stairs and Second Floor Landing

With downlighters lead to...

Bedroom

11'6" x 11'6" (3.51m x 3.51m)

With wood effect laminate flooring, access to extensive storage facilities within the eaves, Velux window and built-in cupboard. Access to the...

En-Suite Bathroom/WC

11' x 9'4" (3.35m x 2.84m)

With white suite comprising corner panelled bath, tap shower attachment, wall hung wash hand basin with mixer tap, low flush WC, tiled shower cubicle with integrated shower unit, being fully tiled, wood effect laminate flooring, Velux window, access to useful storage facility within the eaves, extractor fan.

Outside

The property occupies a pleasant position within this charming development with a designated car parking facility close to the property, gravelled and railed fore court. Water feature. Most pleasant landscaped rear garden with paved and gravelled patios, raised brick built flower beds with mature foliage, surrounded by close boarded fencing with pedestrian access, outside light and tap.

Council Tax

Council Tax Band E.

Location

The property can be approached by proceeding west from the agents office via Warwick Place, turning left into Milverton Terrace. Proceed for its entirety turning right into Warwick New Road. Lucas Court is a turning on the left hand side and Leamside will be found situated near to the front of the development.

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

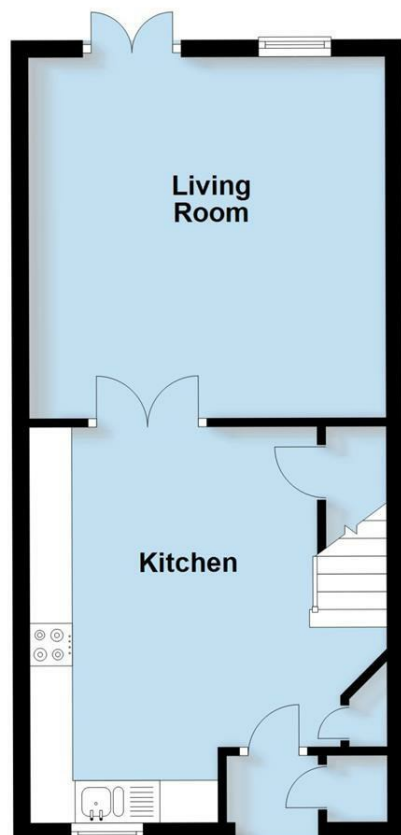
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

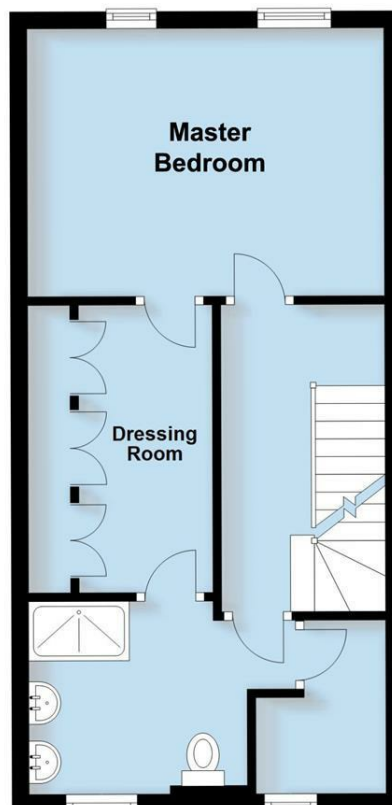
Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Second Floor

Approx. 23.9 sq. metres (257.0 sq. feet)



Total area: approx. 99.8 sq. metres (1074.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact