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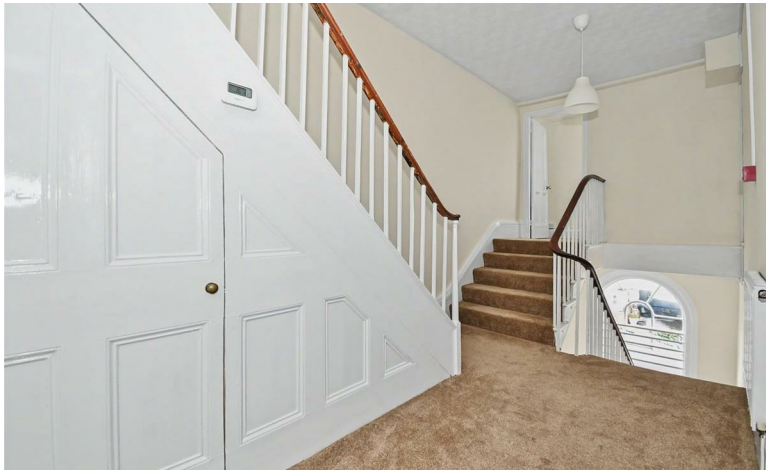
Flat 4, 3, Warwick Terrace, Leamington Spa



A spacious Duplex two/three bedroomed apartment set in this period building, within easy reach of the town centre and overlooking The Dell Gardens.

Briefly Comprising;

Communal entrance portico, communal entrance hallway and staircase to first floor landing, private staircase to second floor landing with useful understairs store cupboard and separate cloakroom. Living room with period fireplace. Fitted kitchen. Second Reception Room/Bedroom Three with period fireplace. Top floor landing with eaves storage cupboard, two double bedrooms and white fitted bathroom with freestanding bath. Gas radiator heating. NO CHAIN. NEWLY EXTENDED LEASE.

Warwick Terrace

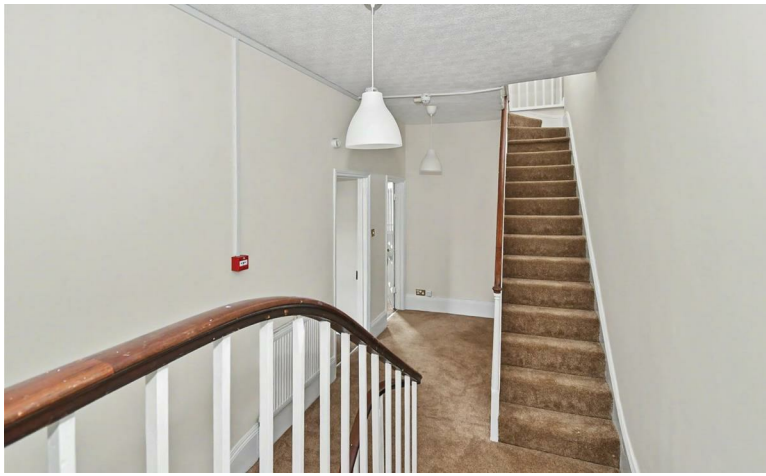
Is situated in a highly regarded and convenient North Leamington location, situated just East of the Parade and within easy walk of the shops, whilst benefitting from an open aspect view to the front over the attractive Dell Gardens, and within easy reach of local convenient shop and the popular gastro pub The Star and Garter. The property is offered with no upward chain and has had a recent programme of redecoration. The property boasts of an extended lease. It is rare to find a town centre property with these proportions and offers flexibility due to the Duplex nature of this property affords.

The Property

Is approached via a shared pathway leading to...

Communal Entrance Portico

With communal entrance door and entry phone point, giving access to...



Communal Entrance
With staircase rising in turn to first floor landing.

Private Hall and Staircase
Gives access to a staircase with dog-leg return and arch glazed feature window to rear rising to the Second Floor Reception Landing with staircase in turn leading to the Top Floor with use4ful understairs store cupboard, entry phone point. Separate flight of stairs to the rear leads to the...

Top Floor
With useful understairs store cupboard, entry phone point. Separate short flight of stairs to the rear leads to the...

Cloakroom
With white low level WC, wall mounted wash hand basin, splashback tiling, obscure multi pane window to rear elevation, electric panel heater.

Living Room
14'1" into chimney recess x 16'4" (4.29m into chimney recess x 4.98m)
With feature fireplace, coved cornicing, ceiling rose, picture rail, shelving to chimney recesses, double radiator. Four panel door to...

Kitchen
7'9" x 12'1" (2.36m x 3.68m)
With a range of shaker style wall and base units, with contrasting working surface over, inset four point gas hob with stainless filter hood over and

oven to side, sink drainer unit with mixer tap, space and plumbing for washing machine, high level wall cupboards, splashback tiling, multi pane timber frame sash window to front elevation, radiator, tiled floor.

Second Reception/Bedroom Three

13'11" into chimney recess x 13'9" (4.24m into chimney recess x 4.19m)
With feature fireplace, tiled inlays to either side, multi pane sash window to rear elevation, coved cornicing, picture rail, shelving to one chimney recess, double radiator.

Bedroom One (Front)

11'3" x 10'1" (3.43m x 3.07m)
With timber framed double glazed dormer window to front elevation, downlighter points to ceiling, double radiator.

Bedroom Two (Rear)

11'2" x 10'3" (3.40m x 3.12m)
With timber framed double glazed dormer window to rear elevation, downlighter points to ceiling, double radiator.

Bathroom

Fitted with a white suite to comprise; rolled top claw foot freestanding bath, low level WC, bidet, pedestal wash hand basin, separate double shower cubicle with wall mounted Triton T80Z electric shower, tiled floor, conservation style roofline double glazed window, downlighter points to feature angled ceiling lines, radiator.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 163 year lease (29/09/2000 (extended 07/09/2026), with 137 years remaining, service charge is £1,008 per annum and ground rent is £75 per annum. Please verify this information with your legal advisers. Further details upon request.

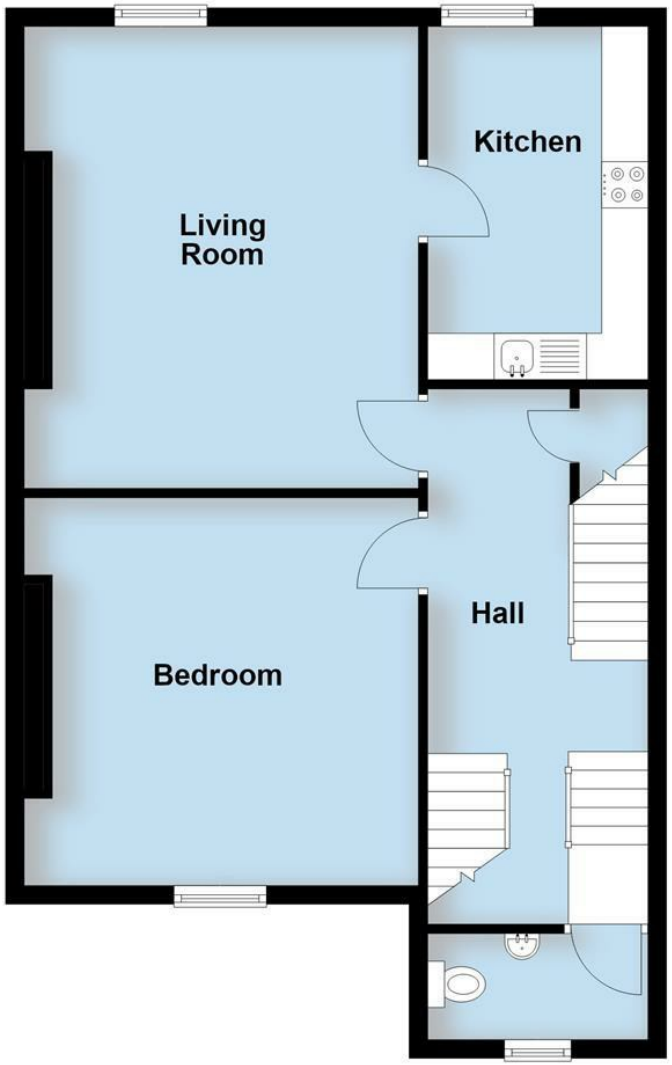
Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band C.

Location
CV32 5NT

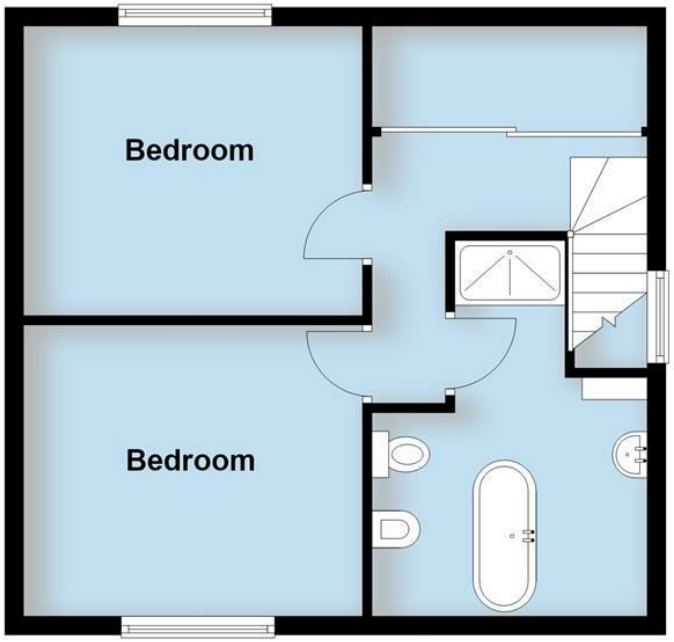
Second Floor

Approx. 66.3 sq. metres (713.2 sq. feet)



Third Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 109.2 sq. metres (1175.8 sq. feet)

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

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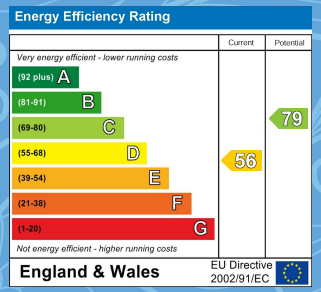

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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