

ehB RESIDENTIAL

Your Property - Our Business

7 The Corner House, Windsor Place, Leamington Spa







A spacious purpose built, second floor, two double bedroomed apartment, with gated undercroft parking space, located in the heart of the town centre.

Briefly Comprising;

Communal entrance hallway, staircase and lifts to communal second floor landings, private L-shaped entrance hallway with cloaks cupboard, spacious living dining room, breakfast kitchen, two double bedrooms. White fitted bathroom. Upvc double glazing. Electric heating. Gated undercroft covered parking space.

The Property

Is approached from Windsor Place via communal staircase and lift rising to communal second floor landing. Personnel door to the apartment gives access to

L-Shaped Entrance Hallway

With downlighter points to ceiling, coved cornicing, attractive timber veneer with decorative inlays to doors to all accommodation. Video entry phone point, radiator, door to useful store cupboard.

Living Dining Room

16'1" x 10'10" (4.90m x 3.30m)
Two timber framed multi paned sash windows to front elevation, coved cornicing, radiator.

Breakfast Kitchen

7'2" x 13'10" (2.18m x 4.22m)
With a range of attractive shaker style timber look wall and base units, with complementary working surface over, inset steel four point electric hob with stainless steel fronted oven below, stainless filter hood over, sink drainer unit with mixer tap, space for washing machine, concealed slimline dishwasher, concealed fridge freezer, splashback tiling, downlighter points to ceiling, coved cornicing, tiled floor, slimline electric timed wall heater, door to cupboard housing Gledhill insulated hot water cylinder and Slim Jim electric boiler.

Bedroom One

9'4" x 13'2" (2.84m x 4.01m)
With double glazed multi paned window to rear elevation, downlighter points to ceiling, radiator, double doors, built-in wardrobe with hanging rail and shelf.

Bedroom Two

9'7" x 13'5" (2.92m x 4.09m)
With timber framed double glazed window to rear elevation, coved cornicing, radiator.








Bathroom
Attractively fitted with a white suite to comprise; low level WC, wash hand basin with mono-mixer, bath with mixer tap and thermostatic shower over, mosaic look splashback tiling, tiled floor, electric radiator towel rail.

Communal Courtyard Garden
On the first floor of this development is a communal walled garden, predominantly laid to paving with a variety of pots and some outdoor seating.

Parking
There is an allocated, gated parking space situated in the undercroft covered parking area, which is accessed from Windsor Street and is numbered 8. There are communal bin storage facilities also.

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).

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 999 year lease (01/01/2000), with 973 years remaining, service charge is £3120 pa and ground rent is £350 pa. Please verify this information with your legal advisers. Further details upon request.

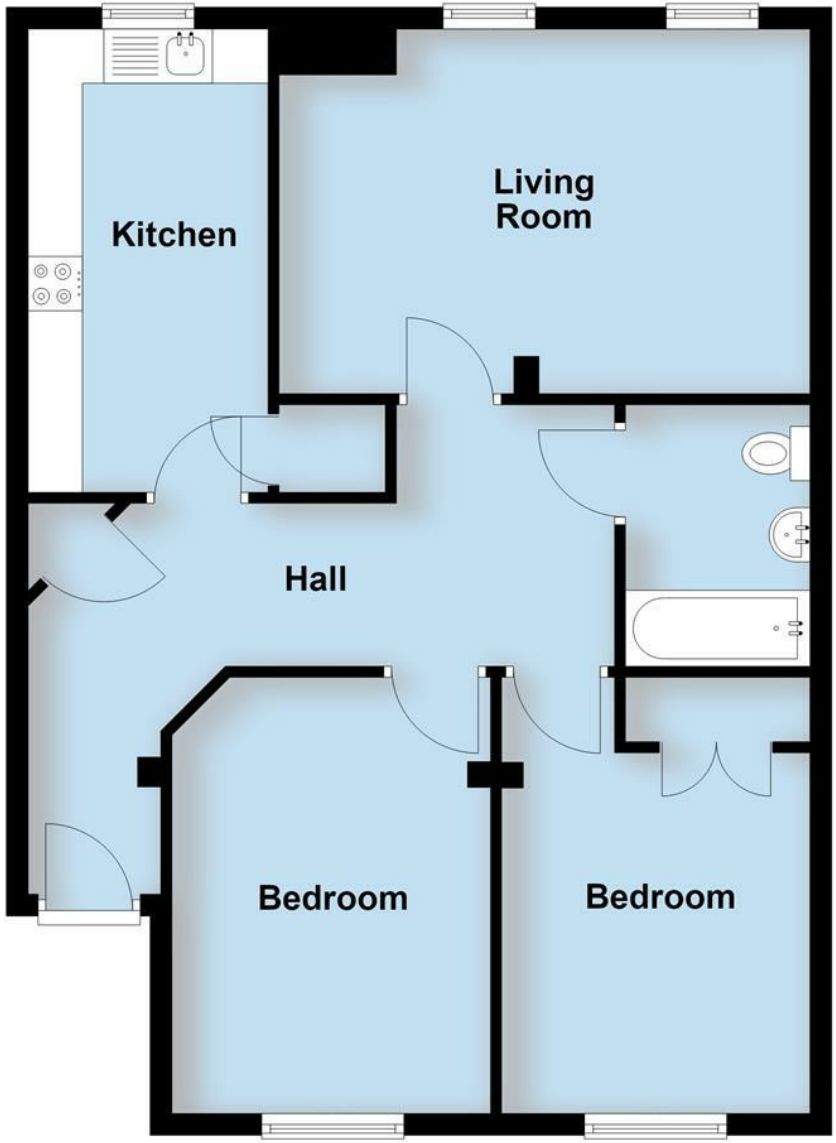
Services
All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties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

Council Tax
Council Tax Band D.

Location
CV32 5EN

Second Floor

Approx. 69.2 sq. metres (745.3 sq. feet)



Total area: approx. 69.2 sq. metres (745.3 sq. feet)

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

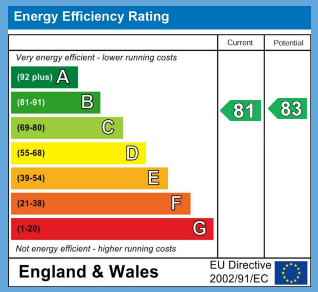
ehB RESIDENTIAL

Your Property - Our Business

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

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

01926 881144 ehbresidential.com



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.