Connells

Northumberland Court Northumberland Road Leamington Spa

Northumberland Court Northumberland Road Leamington Spa CV32 6HW

for sale offers over **£270,000**

Property Description

Situated in the sought-after Northumberland Court development, this beautifully presented top floor apartment offers light-filled and generously proportioned living throughout. Ready to move straight into, the property boasts well-maintained interiors, a garage, and access to stunning communal gardens, perfect for professionals, couples, or downsizers alike.

The welcoming entrance hallway provides access to all rooms, including a modern fully fitted kitchen, two good-sized bedrooms, and a well-appointed main bathroom featuring both a separate shower cubicle and a bathtub. At the heart of the home is a spacious lounge diner with dual-aspect windows to the front and rear, flooding the room with natural light and creating an airy, open feel.

Additional benefits include a garage, beautifully maintained communal gardens, and a long lease of 999 years from 1963, offering peace of mind for the future.

Communal Entrance

With video entrance system and stairs rising to all floors.

Entrance Hallway

Welcoming entrance hallway having a telephone/video entry system, a radiator and doors leading to all rooms.

Lounge

29' 9" max x 11' 4" max (9.07m max x 3.45m max)

Expansive, light and airy lounge having carpets and duel aspect windows to the front and rear.

Kitchen

11' 3" x 8' 7" (3.43m x 2.62m)

Modern kitchen fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink unit. Integrated appliances include; a double, eye-level, electric oven, a five ring gas hob with cooker hood over, a dishwasher, a washing machine and a fridge/freezer. Having ceiling spotlights and a double glazed window to front elevation.

Bedroom One

16' 4" plus wardrobes x 11' 6" (4.98m plus wardrobes x 3.51m)

Generously sized double bedroom with fitted wardrobes, a radiator and two double glazed windows to front elevation.

Bedroom Two

12' 5" max x 10' 9" max (3.78m max x 3.28m max)

Double bedroom having a built-in wardrobe, a radiator and a double glazed window to rear elevation.

Bathroom

Modern, white three piece suite, fitted with a wash hand basin with vanity unit, bath with mixer taps, separate corner shower and a low level W/C. Having fully tiled walls and a double glazed window to rear elevation.

Parking

Unallocated resident parking to the front and side of the property.

Communal Gardens

Beautifully maintained communal gardens being mainly laid to lawn and positioned to the rear of the property.

Garage En-Bloc

Having an up and over door. Connells have not yet carried out an internal inspection of the garage. Further details available upon request.

Lease Information

The property is being sold with a share of the freehold. The lease length is 999 years from 29th September 1963. The property is subject to management costs to include an annual service charge of £1,441.48. Further information available upon request.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approx 969 Sq Ft

Floor Plan **Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: D

Service Charge: 1441.48

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314243

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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