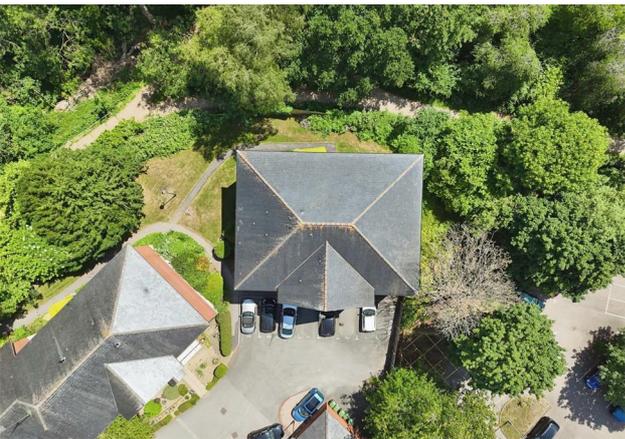




ALDER HOUSE, LUCAS COURT

complete ●●●
SALES & LETTINGS





75% or 95% Shared Ownership | NO RENT payable on the other 25%, Available at 95% also. No Onward Chain Stylish First-Floor Apartment in a Prime Leamington Spa Location

This beautifully presented two-bedroom apartment is ideally situated in the heart of sought-after Leamington Spa. Offering spacious and modern living throughout, the property features two generous double bedrooms, a bright and airy lounge with private surroundings, a well-appointed kitchen/diner, and a contemporary bathroom.

An excellent opportunity for first-time buyers or those looking to step onto the property ladder. viewing is highly recommended!

Gated Entry

Secure gated entry from Warwick New Road, driveway extends to allocated and visitor parking. Well maintained and attractive communal grounds surround this luxurious development

Entrance Hall

Step into a warm and welcoming entrance hall, fully carpeted for comfort and style. The space features a convenient storage cupboard, a secure intercom entry system, and provides access to both bedrooms, the bathroom, the spacious living room, and the modern kitchen/diner.

Living Room

Flooded with natural light, this generously sized living room features dual-aspect double-glazed windows offering picturesque river views. Fully carpeted for comfort, it also includes a central heating radiator and direct access to the kitchen and dining area.

Kitchen/Dining Room

This sleek, contemporary kitchen is thoughtfully designed with a range of high and low-level cupboards and drawers, complemented by contrasting work surfaces. It comes fully equipped with an integrated fridge freezer, gas oven, four-ring hob with extractor fan, and a stainless steel sink and drainer with a modern mixer tap. A grey tiled splashback adds a stylish touch, while a double-glazed window offers charming views and fills the space with natural light.

There is ample room within this open layout to accommodate a large 4- or 6-seater dining table—perfect for everyday meals or entertaining. The kitchen also benefits from dedicated space and plumbing for both a dishwasher and washing machine. Finished with a central ceiling light point for added brightness.

Family Bathroom

Recently refurbished to a high standard, this stylish family bathroom features a low-level flush WC, a modern ceramic hand basin with mixer tap set atop a sleek vanity unit, and a full-size bath with mixer tap and shower over. A complementary glass shower screen adds a touch of elegance, while part-tiled walls enhance both style and practicality. Additional features include an extractor fan and ceiling light point, completing this fresh and contemporary space.

Bedroom One

This generously sized master bedroom is fully carpeted for warmth and comfort, featuring a large four-door fitted wardrobe offering excellent storage. A Juliet balcony with double-glazed doors invites natural light and adds a touch of elegance. The room also includes a central heating radiator and ceiling light point, creating a bright and comfortable retreat.



Bedroom Two

A spacious and bright second double bedroom featuring dual-aspect double-glazed windows that fill the room with natural light. This well-appointed space includes four-door fitted storage cupboards, a central heating radiator, and a ceiling light point—perfect as a guest room, home office, or additional family bedroom.

Tenure

The property is understood to be Leasehold, 125 years from 01.01.02 with a service charge of £164 per calendar month, ground rent is £125 per annum.

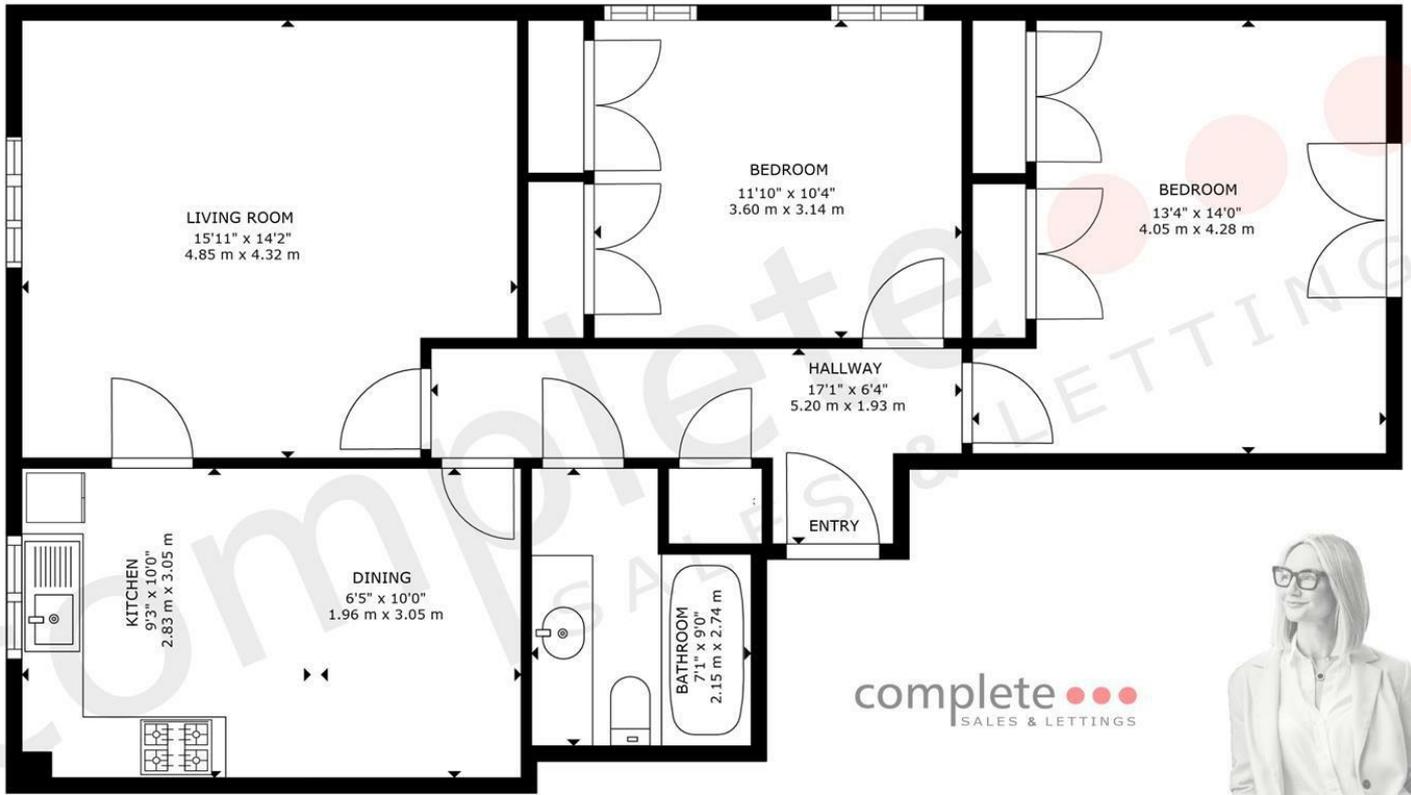
Location

Surrounded by some of the finest Regency and Victorian architecture Leamington Spa is a very attractive location providing all of the amenities and transport links that you would expect from a vibrant major town. Leamington offers a range of excellent private and state schools, it has recently been voted one of the most desirable places to live in the UK and is renowned for London commuters settling here, not just down to the station but the convenience of the close by M40 motorway networks.

Parking

Private and secure parking for one vehicle in front of the property entrance.

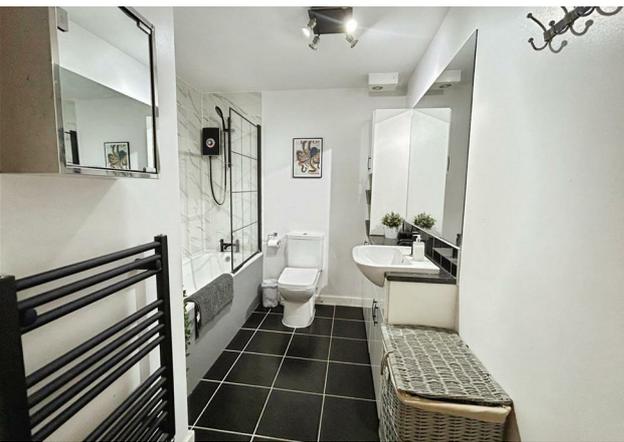




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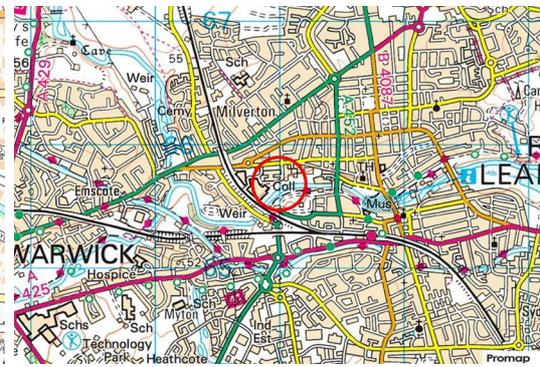
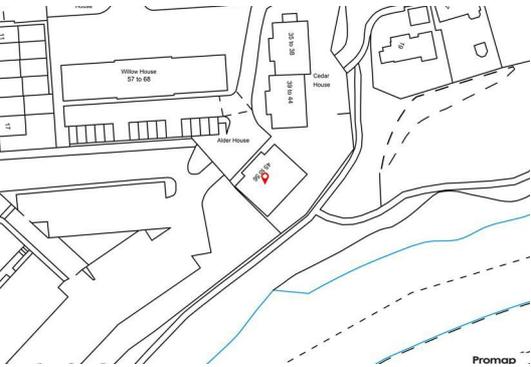
GROSS INTERNAL AREA,
FLOOR 1: 866 sq. ft, 80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





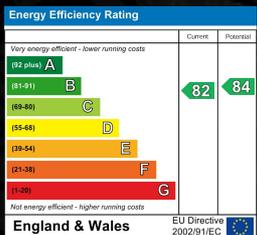
- 75% Ownership Property
- Two Double Bedrooms
- Living Room
- First Floor
- Designated Parking

- Town Centre Location
- New Bathroom
- Kitchen & Dining Room
- River Views
- Intercom Access



ALDER HOUSE, LEAMINGTON SPA

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



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