



Leam Terrace, Town Centre

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ESTATE AGENTS

# Leam Terrace, Town Centre, Leamington Spa

A ground floor apartment set back in a purpose-built apartment building on Leam terrace which is a popular wide tree line street in Leamington town Centre. Comprises communal entrance with intercom. Entrance hall with doors to the two bedrooms, lounge diner and bathroom and there's a large square opening through to the breakfast kitchen. The property has a long lease of 943 years remaining and benefits from en-bloc garage and communal parking. The property is offered no onward chain.

It's in the details...

## Communal Entrance

There is a glazed door with intercom that leads into the communal hallway, that leads to number four on the ground floor .

## Entrance Hall

Timber effect laminate flooring, a modern composite entrance door with intercom. Doors lead off to the lounge diner, two bedrooms and bathroom. There is a large opening through to the breakfast kitchen.

## Lounge Diner

A neutrally decorated lounge diner, with spotlights to the ceiling, there is a radiator and a square uPVC box bay to



the rear.

#### Breakfast Kitchen

With a continuation of the timber laminate flooring, white gloss kitchen with brush cream handles and square edge worktops. One and a half stainless steel sink mixer tap, fitted oven, a four ring ceramic hob with extractor. Downlighting, under counter lighting, a fitted fridge freezer, fitted washing machine, a cupboard housing the hot water tank and an electric boiler. Splash-back tiling and a uPVC double glazed window.



#### Bedroom One

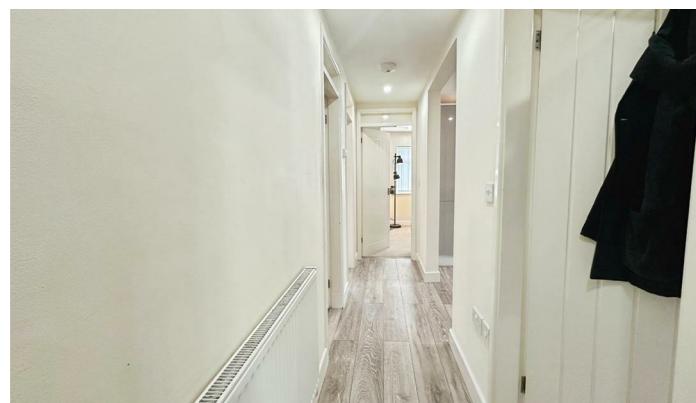
A spacious bedroom with a large double sliding wardrobe, downlights, a radiator and a uPVC double glazed window.

#### Bedroom Two

A spacious bedroom with downlights, a radiator and a uPVC double glazed window.

#### Bathroom

Fully tiled stylish bath with a p-shaped white bath, with central mixer tap and glass shower screen with mains thermostatic rainfall shower of handheld detachment. There is a pedestal hand wash basin & chrome mixer tap, a toilet, a chrome towel radiator, and extractor, down-lights and a uPVC double glazed window.



#### Garage

En-bloc garage.

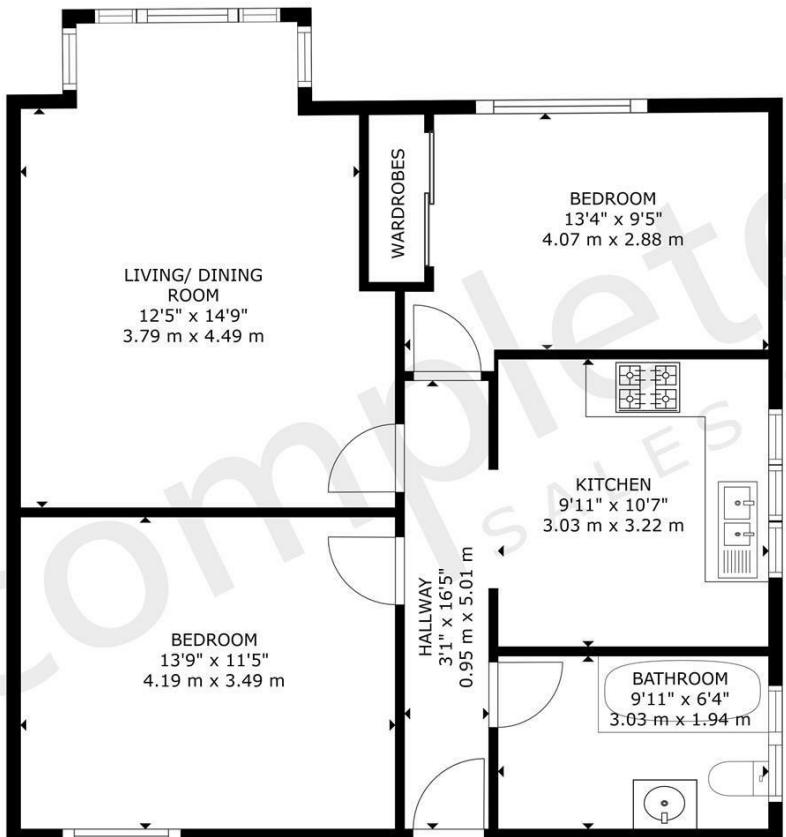
#### Parking

There is communal parking to the front.

#### Location

This ground floor apartment is on the popular Leam Terrace, a highly regarded residential address. Set back in a purpose built building, this apartment is in a sought-after conservation area, walking distance to Jephson's Gardens, Victoria Park and Pump Rooms on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has excellent schools

in Leamington Spa and Warwick locations. Easy walking distance to Leamington Spa train station (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).



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GROSS INTERNAL  
AREA FLOOR PLAN:  
748 sq. ft, 69 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE,



The Leamington Property Expert



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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