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Northumberland Road  
CV32 6HD

# Northumberland Road

## CV32 6HD

\* WELL APPOINTED PERIOD FIRST FLOOR APARTMENT \* SOUGHT AFTER PRESTIGIOUS ROAD \* REFITTED KITCHEN & REFURBISHED SHOWER ROOM \* 2 BEDROOMS ONE WITH ENSUITE SHOWER ROOM \* 2 ALLOCATED CAR PARKING SPACES \* NO UPWARD CHAIN

Nestled on the esteemed Northumberland Road in Leamington Spa, this well-appointed period apartment offers a delightful blend of charm and modern convenience. This first-floor apartment boasts two spacious bedrooms, including a principal suite complete with an ensuite shower room, ensuring comfort and privacy for its residents.

The property features a thoughtfully refitted kitchen, perfect for those who enjoy cooking and entertaining featuring shaker style soft grey units incorporating split level hob, oven & dishwasher. The inviting reception room provides a warm and welcoming space to relax or host guests overlooking Northumberland Road. With two bathrooms, including the ensuite, this apartment is ideal for those seeking a comfortable living arrangement.

One of the standout features of this property is the inclusion of two allocated car parking spaces, a rare find in such a desirable location. The absence of an upward chain allows for a smooth and efficient purchasing process, making this an excellent opportunity for both first-time buyers and those looking to downsize.

Situated on one of Leamington Spa's prestigious roads, residents will benefit from the vibrant local community, with an array of shops, cafes, and parks just a stone's throw away.

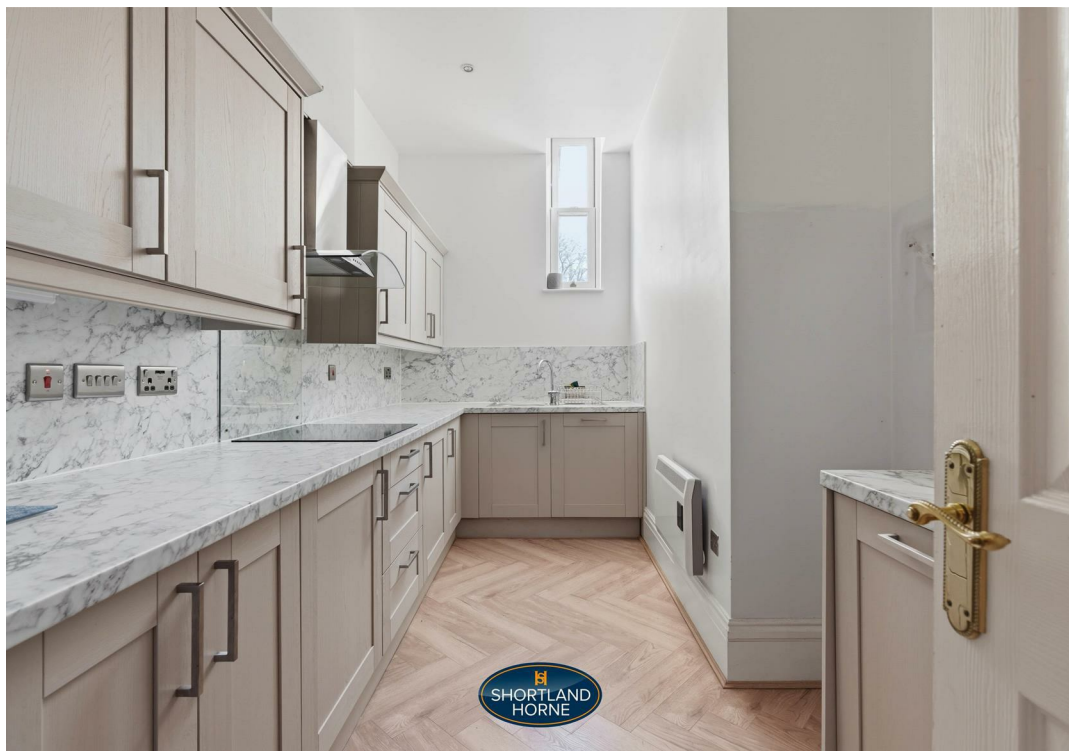
We understand that the Apartment is Leasehold on a 999 year lease as from 1/9/07 with 970 years remaining.

The Ground Rent is £162 per annum and Service Charge is £1500 per half year including the Building Insurance.

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.

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## Dimensions

RECEPTION HALL

SPACIOUS LOUNGE

5.14 x 4.32

REFITTED KITCHEN  
WITH HOB, OVEN &  
DISHWASHER

4.32 x 2.45

BEDROOM ONE

4.84 x 4.10

ENSUITE FULLY  
TILED SHOWER  
ROOM

BEDROOM TWO

4.32 x 3.05

REFURBISHED FULLY  
TILED SHOWER  
ROOM

2 ALLOCATED CAR  
PARKING SPACES

LAWN COMMUNAL  
GARDENS

NO UPWARD CHAIN

VIEWING HIGHLY  
RECOMMENDED



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