



WINDSOR PLACE, TOWN CENTRE

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SALES & LETTINGS





A very well presented first floor apartment in a purpose built block in the centre of Leamington Spa, with a wealth of shops, bars and restaurants on the doorstep. The property was built in 2000 and has a long lease with 977 years remaining. As well as two bedrooms, a bathroom, kitchen and living room, there is a communal courtyard and gated underground parking. Additionally there is the benefit of a lift up to the first floor. The property is being sold with no onward chain. This spacious apartment would suit a first time buyer or an investor looking for a rental opportunity.



To view the virtual tour & 3D model use-
<https://my.matterport.com/show/?m=HNcFzFygkr8>
my.matterport.com/show/?m=HNcFzFygkr8

Communal Entrance Hallway

Communal entrance hallway with stairs and lift to 1st floor. This area also houses the post boxes and has access to the underground parking area.

Hallway

Decorative veneered front door into entrance hallway with radiator, timber laminate flooring and downlights. Matching doors to bedrooms, kitchen living room and bathroom. Intercom entry system.



Kitchen

Kitchen with ceramic flooring, storage heater and downlights. A range of timber base and wall units with marble effect laminate worktop and tiled splashback. Integrated appliances include stainless steel Ariston single oven and matching halogen hob and extractor, integrated fridge and freezer, integrated dishwasher and integrated Zanussi washing machine. Single stainless steel sink with chrome mixer tap.

Living Room

Living room with carpeted flooring, radiator and ceiling light point. Two Juliette balconies with double glazed doors and additional window giving dual aspect views of Windsor Place and Warwick Street.

Bedroom One

Bedroom one with carpeted flooring, radiator and ceiling light point. Juliette balcony with double glazed doors looking out on to Warwick Street. Matching veneered double doors to built in wardrobe.



Bedroom Two

Bedroom two with carpeted flooring, radiator and ceiling light point. Double glazed window looking out to Windsor Place.

Bathroom

Bathroom with carpeted flooring, heated towel rail and downlights. Obscured double glazed window to side elevation. Decorative veneered door to boiler cupboard. Bathroom suite comprising bath with thermostatic shower over, handbasin and WC. Decorative tiling to half height on all walls and full height over bath.

Gated Underground Parking

Gated underground parking with allocated parking space. Access to communal bin store.

Communal Courtyard

Attractive paved and walled communal courtyard with seating and planters.





Additional Information

Lease 977 years remaining

Built in 2000

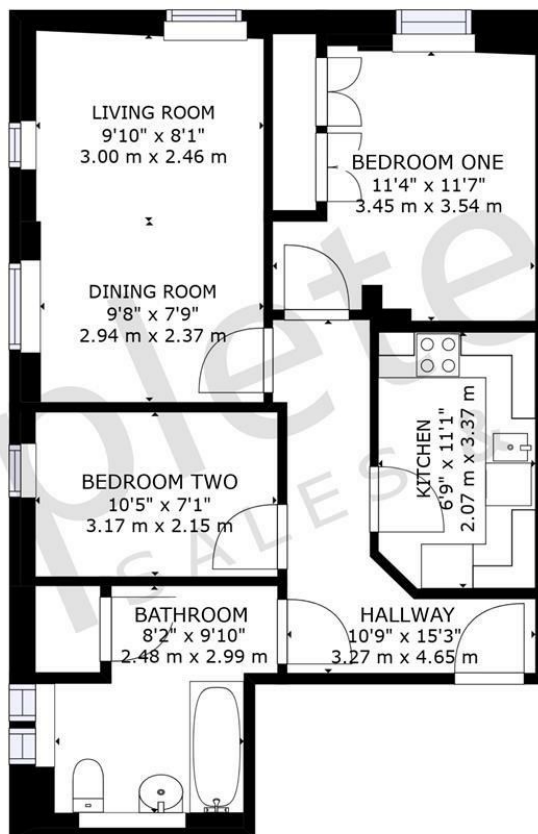
Council Tax Band D

EPC D

Location

A modern purpose built first floor apartment in Leamington Spa Town Centre. Located a 15-minute walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, a range of excellent private and state schools (This being in the post code for the best in the area), it is a very popular place to live and has been voted the happiest place to live in Great Britain in Rightmove's 2017 Happy at Home Index. The Sunday Times also recently listed Leamington as one of the best places to live in the UK.





FLOORPLAN

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GROSS INTERNAL AREA
FLOOR 1: 677 sq. ft, 63 m2
TOTAL: 677 sq. ft, 63 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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VALUER

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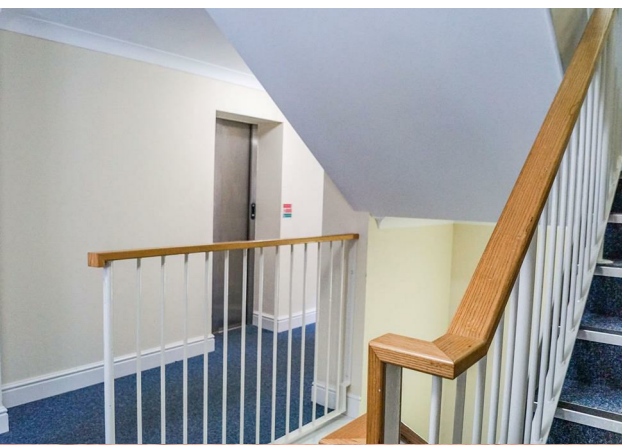
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Denby Buildings, Regent Grove, Leamington Spa, Warwickshire, CV32 4NY



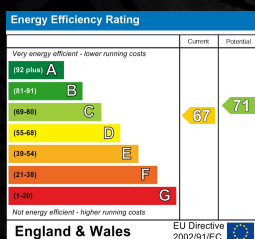


- Purpose Built Apartment
- Gated Underground Parking
- Living Room
- Bathroom
- Chain Free
- First Floor with Lift
- Two Bedrooms
- Fitted Kitchen
- Communal Courtyard
- Town Centre Location



WINDSOR PLACE, LEAMINGTON SPA

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



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