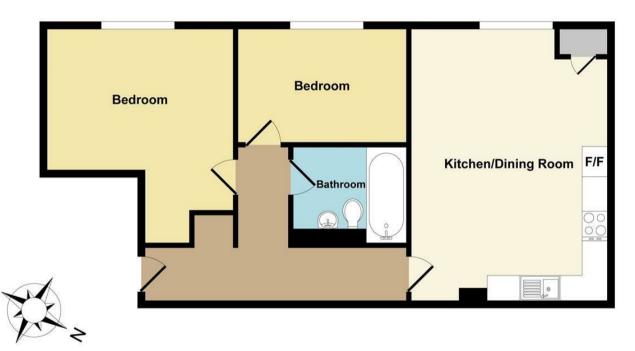


12 Brandon Place Willes Road, Leamington Spa, CV32 4DH

# Plots 12, Brandon Place Total Approx. Floor Area 55.10 Sq.M. (593 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Approx. Floor Area 55.10 Sq.M. (593 Sq.Ft.)

- NO CHAIN
- Two Bedroom First Floor Apartment
- Walking Distance To Town Centre
- New Build Conversion
- Lift Access
- Secure Entry System
- Gas Central Heating
- Underfloor Heating Throughout

A two bedroom, first floor apartment located within walking distance of the town centre and Jephson Gardens. Briefly comprising open plan living, kitchen, dining, two bedrooms and bathroom. The property also benefits from a lift and is offered with NO CHAIN.

# **SPECIFICATION**

#### KITCHEN

- Contemporary handleless matt kitchen
- Range of wall and base units
- Bosch multifunction electric oven, ceramic hob and cooker hood
- Under mounted stainless-steel sink
- 20mm quartz work surfaces and splash backs
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

## **BATHROOMS**

- Porcelanosa bathrooms comprising:
- Contemporary white ceramic sanitaryware
- Large format wall and floor tiles
- Polished chrome taps and thermostatic shower fitting
- Clear glazed shower screen
- Mirror with shaver point
- Vanity cupboard
- Towel ladder warmer in chrome finish

#### INTERIOR FINISHES

- Smooth plaster finish with emulsion to all internal walls and ceilings
- White satin finish woodwork and internal doors
- Chrome door furniture
- Carpets to all bedrooms
- Tiled bathroom floors

• Luxury Vinyl Tile flooring to living and kitchen areas

# HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas condensing boiler
- Thermostatically controlled underfloor heating
- Task lighting in kitchens
- LED recessed downlighters fitted throughout with pendant lights to living areas and bedrooms
- Pre-wired for Virgin or BT fibre
- Data points to bedrooms and living area

#### **SECURITY**

- High security front entrance door with multi-point locking system
- Fire detection and fire alarm system

### **EXTERNAL FINISHES**

- Landscaped garden area
- Cycle storage

ICW 10-Year Structural Defects Warranty

# GENERAL INFORMATION

TENURE: The property is understood to be leasehold with share of the freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that



£294,000





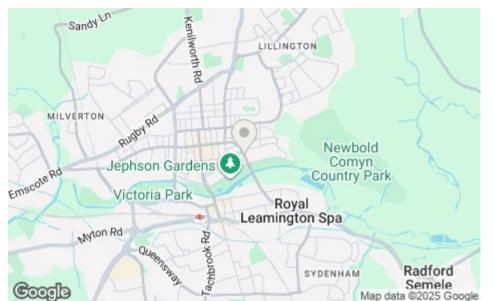












mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

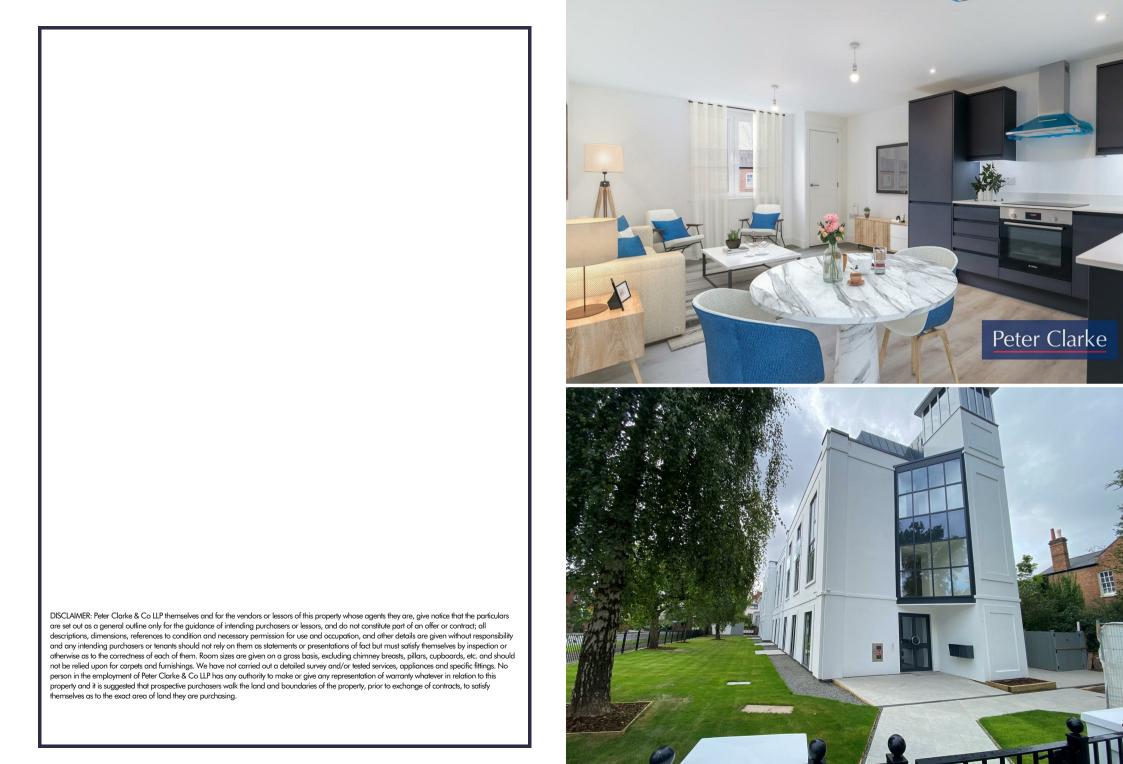
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

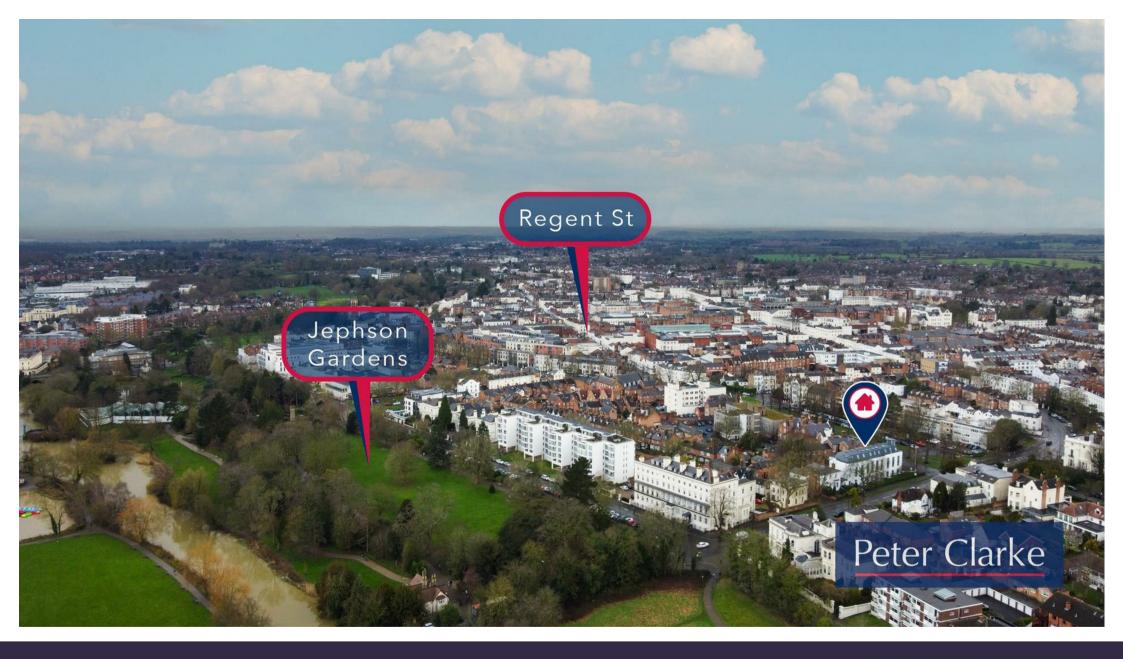
COUNCIL TAX: Council Tax is levied by the Local Authority and is yet to be allocated.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.







Six multi-award winning offices serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY Tel: 01926 870145 | newhomes@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

