



Peter Clarke

Apt 2 Narborough Court, Warwick Place, Leamington Spa, Warwickshire, CV32 5DF

- Spacious duplex apartment
- Three double bedrooms
- Two bathrooms
- Open plan kitchen/Living/dining room
- Private residents parking
- Single Garage
- Residents gardens and grounds
- EPC C
- Available 22nd December



£1,675 PCM

This three double bedroom duplex apartment is situated within easy reach of Leamington town centre and its local amenities. Having internal accommodation briefly comprising; residents entrance hall leading through to private entrance door and entrance lobby, open kitchen/living and dining room with feature fireplace, large main double bedroom and family bathroom, two further double bedrooms with a jack and jill shower room, private residents off road parking, single garage located en bloc. Available 22nd December. Sorry no pets.

#### APPROACH

Accessed from Warwick Place via a private residents driveway leading through to parking area. Having stone steps leading up to front door.

#### ENTRANCE LOBBY

This opens into the residents entrance lobby.

#### ENTRANCE

With built in cloaks cupboard, this area opens up into the;

#### KITCHEN, LIVING AND DINING ROOM

Open plan with fitted kitchen with quartz work surfaces and inset Belfast sink with chrome monobloc tap. Integrated AEG appliances including induction hob, electric oven, combination microwave oven and overhead extractor. Having large double glazed bay window to the front elevation, vaulted ceiling with original plaster moulded ceiling cornicing and further double glazed side window. Open archway leading into inner hall.

#### MAIN BEDROOM

With double glazed sash window to side elevation with integrated original timber shutters and central heating radiator.

#### FAMILY BATHROOM

With a three piece white suite with low level WC and dual flush, vanity unit mounted wash hand basin with under counter storage and panelled bath with mains fed shower over and fixed glass screen having ceramic tiling to floor and all splash backs, centrally heated towel rail and inset downlighters.

#### BEDROOM TWO

This beautifully appointed and sizeable double bedroom benefits from a range of five door mirror fronted built in storage wardrobes offering hanging and chest of drawer storage throughout. Having three double glazed windows with integrated blinds to the front and side elevations, stunning solid wood parquet flooring, inset downlighters and internal solid wood door opening into;

#### JACK AND JILL SHOWER ROOM

With a three piece suite with low level WC and enclosed cistern dual flush, vanity unit mounted wash hand basin with under counter storage, walk in shower cubicle with sliding glass screen and mains fed waterfall style shower. Having tiling to floor and all walls, wall mounted extractor fan, centrally heated towel rail and inset downlighters.

#### BEDROOM THREE

With a side facing double glazed window, ceiling mounted downlighters and solid wood parquet flooring. Having internal access into the jack and jill shower room.

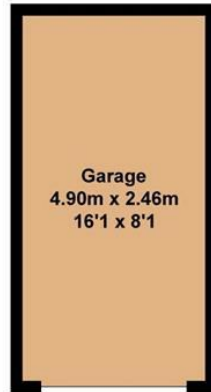
#### OUTSIDE

Outside the property benefits from a residents parking area, communal gardens and this apartment also comes with a single garage located en block to the rear of the building.

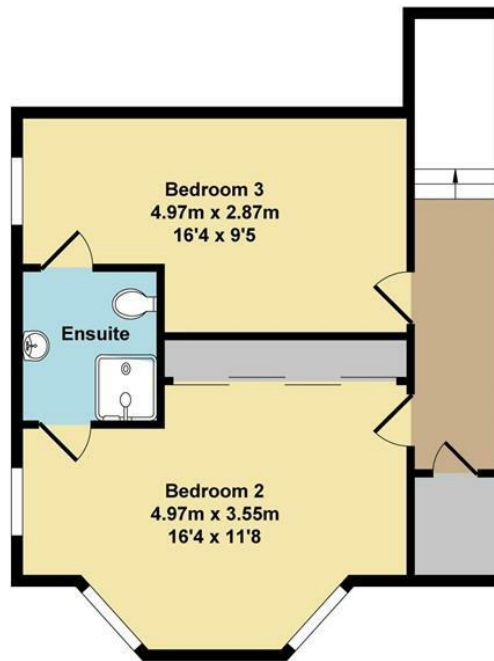


Narborough Court, Warwick Place, Leamington, CV32 5DF  
Total Approx. Floor Area 122.0 Sq.M. (1313 Sq.Ft.)

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Garage  
Approx. Floor  
Area 12.10 Sq.M.  
(130 Sq.Ft.)

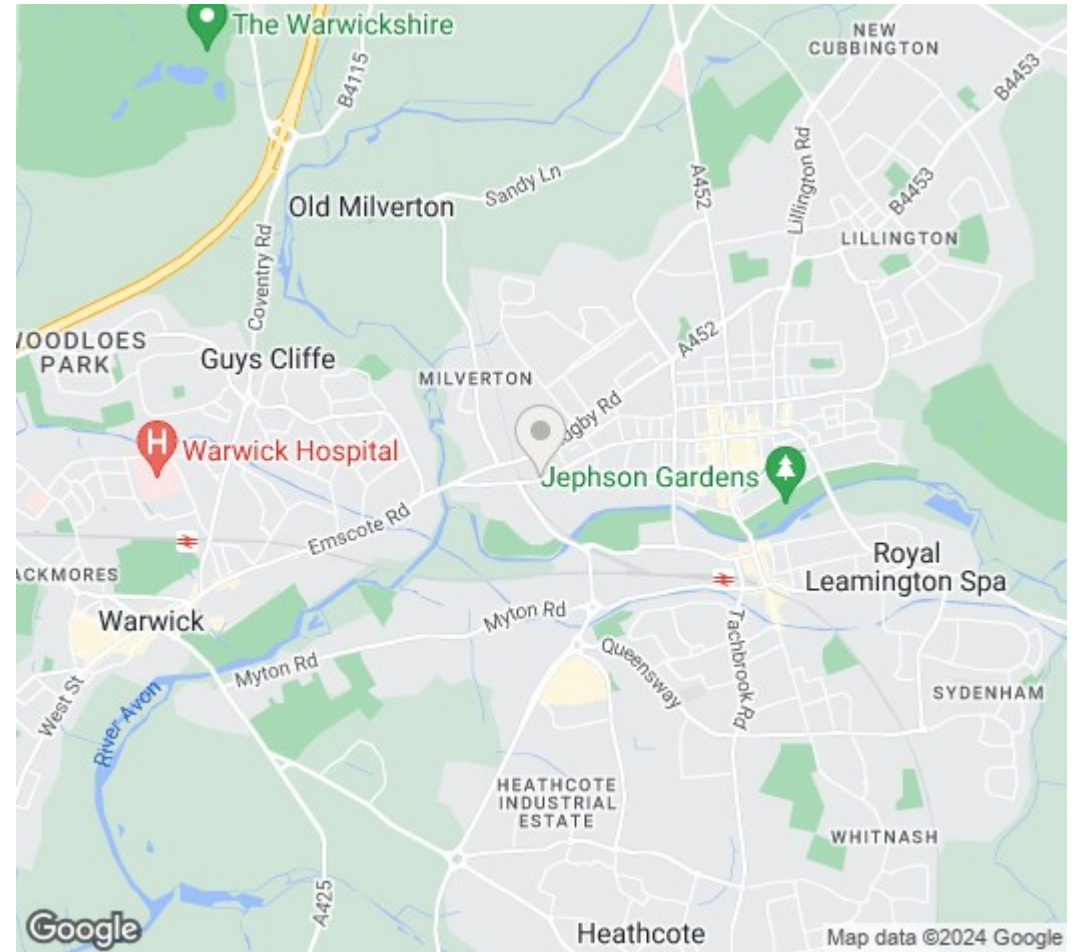


Lower Ground Floor  
Approx. Floor  
Area 43.0 Sq.M.  
(463 Sq.Ft.)



Upper Ground Floor  
Approx. Floor  
Area 66.90 Sq.M.  
(720 Sq.Ft.)





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