





A excellent opportunity to acquire a purpose built second floor apartment, providing gas centrally heated two bedroomed accommodation, featuring very well proportioned lounge/dining room with scope for further development and improvement in this well regarded north Leamington Spa development.

[Nova Lodge, Kenilworth Road](#)

Is a purpose built development of self-contained apartments of varying sizes being conveniently sited within easy reach of the town centre and all amenities including shops, schools and a variety of recreational facilities. Nova Lodge is well known for being pleasantly sited within its own pleasant communal gardens, which also includes a good sized car parking facility. This particular development has consistently proved to be very popular.

ehB Residential are pleased to offer this second floor apartment, which includes a re-fitted bathroom, sealed unit double glazing and gas fired central heating with new boiler. The property does provide scope principally for cosmetic improvement and represents an excellent opportunity appealing to investors and first time buyers. Inspection recommended.

In detail the accommodation comprises:-

[Communal Entrance Hall and Staircase](#)

With intercom system leads to the...

[Second Floor Entrance Hall](#)

With intercom system, radiator, with shelf over, double built-in cloaks cupboards and linen cupboard.

[Lounge/Dining Room](#)

19'9" x 13'6" (6.02m x 4.11m)

With two radiators, TV point, wall light points.

[Fitted Kitchen](#)

9'3" x 9'4" (2.82m x 2.84m)

With a range of base cupboard and drawer units, rolled edge work surfaces, tiled splashback, single drainer stainless steel sink unit, high level cupboards, double oven, four ring hob unit and recently installed Worcester combination gas fired central heating boiler and programmer, extractor fan.

[Bedroom](#)

11' x 10'4" (3.35m x 3.15m)

With double built-in wardrobe, hanging rail, shelf, radiator.



Bedroom

9' x 8'10" max 5'9" min (2.74m x 2.69m max 1.75m min)
With built-in cupboard with hanging rail, shelf, radiator.

Re-Fitted Bathroom/WC

6'6" x 5'6" (1.98m x 1.68m)

Being tiled with white suite comprising panelled bath with mixer tap, integrated shower unit and screen, wash bowl with pedestal mixer tap and low flush WC with concealed cistern, chrome heated towel rail, tiled floor.

Outside

There is a generous non-designated car parking facility. Pleasant communal gardens surrounding the development principally to the rear.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 99 year lease from 25/03/1979, service charge is £815 pa and ground rent is £60 pa. Lease to be extended on purchase by 90 years. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in

these respects. Interested parties are invited to make their own enquiries.

Council Tax

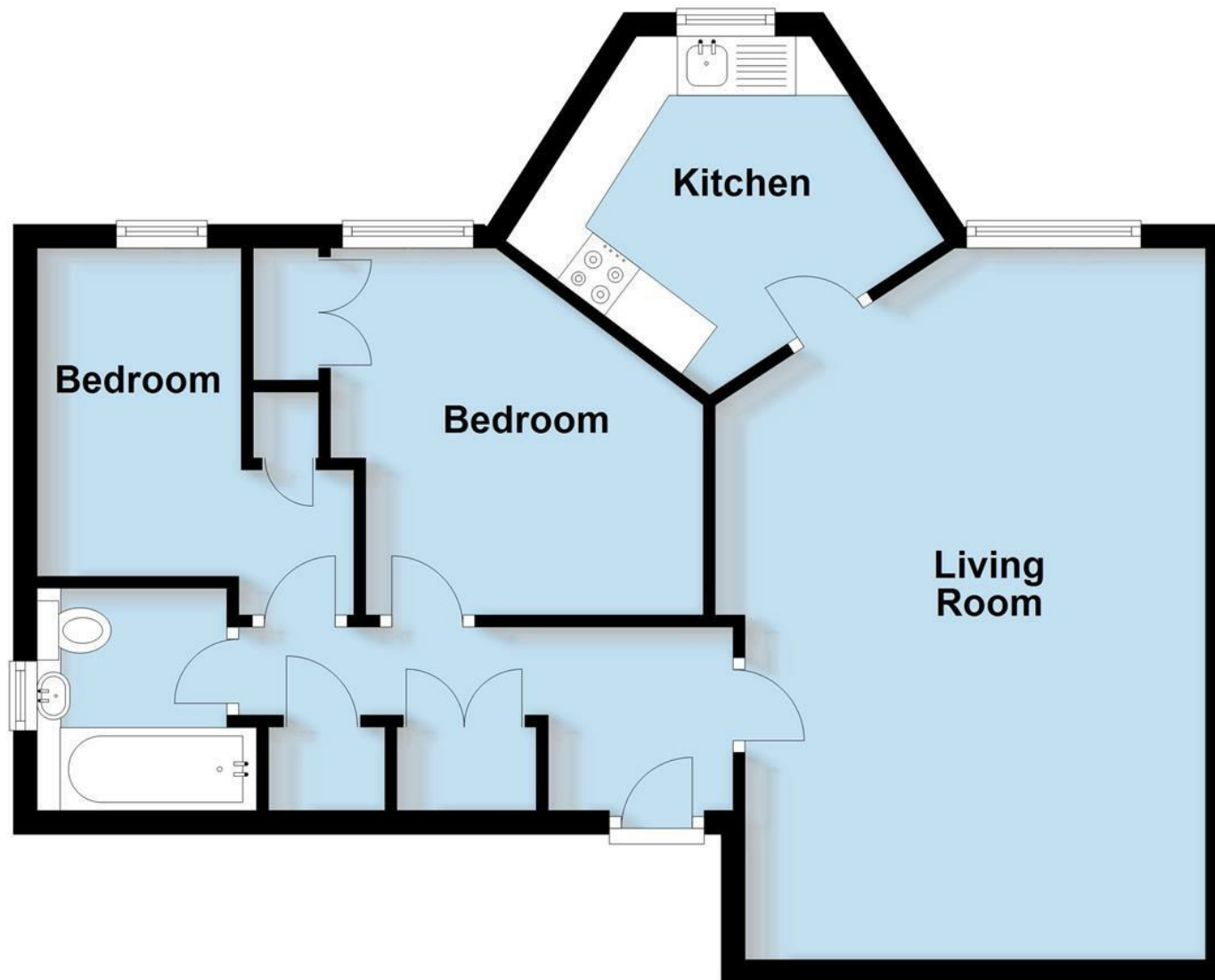
Council Tax Band C.

Location

Flat 5 Nova Lodge
49 Kenilworth Road
Leamington Spa
CV32 6JJ

Second Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 56.5 sq. metres (607.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL