





A spacious, upper ground floor, two double bedroom, two bathroom apartment enviably located in this modern conversion by Spitfire Homes, situated in the town centre and overlooking Christchurch Gardens at the top of the Parade.

Briefly Comprising:

Communal entrance vestibule, access via security code and fob, communal reception hall, communal inner hallways. Private entrance hall with store cupboard, large open plan living/dining/kitchen with integrated appliances, spacious master bedroom with fitted wardrobes and en-suite shower room, further double bedroom with fitted wardrobe. Separate bathroom. Under floor heating, double glazing. NO CHAIN.

The Property

Is conveniently sited for the shops ,restaurants, theatre, cinema, pump rooms, Jefferson Gardens & the River Leam, as well as within walking distance of the railway station, with good rail links to Birmingham, London & elsewhere.

Is approached via communal steps leading up to...

Impressive Communal Entrance Vestibule

With glazed doors, which in turn leads to...

Communal Entrance Hallway

From there further doors leading to communal inner hallway to the apartment giving access to...

Private Entrance Hallway

With wood look flooring, downlighter points to ceiling, feature timber doors to internal accommodation, door to useful store cupboard. Video entry phone point.

Open Plan Living/Dining/Kitchen

15'9" in living area red to 13'5" in kitchen x 25' (4.80m in living area red to 4.09m in kitchen x 7.8)

Being open plan and yet forming distinctive areas.

Living/Dining Area

With double glazed window to front elevation with views overlooking Christchurch Gardens and the start of Kenilworth Road, downlighter points to ceiling, wood look flooring, thermostat for under floor heating.

Kitchen Area

Attractively fitted with a range of matt white wall and base units with solid working surface over, underslung sink unit with mixer tap, inset four point Neff Ceran electric hob with filter hood over, Neff oven and microwave oven to side, concealed Beko dishwasher, concealed Zanussi washing machine, concealed fridge freezer. Breakfast bar style return plinth with display shelving to living room side.

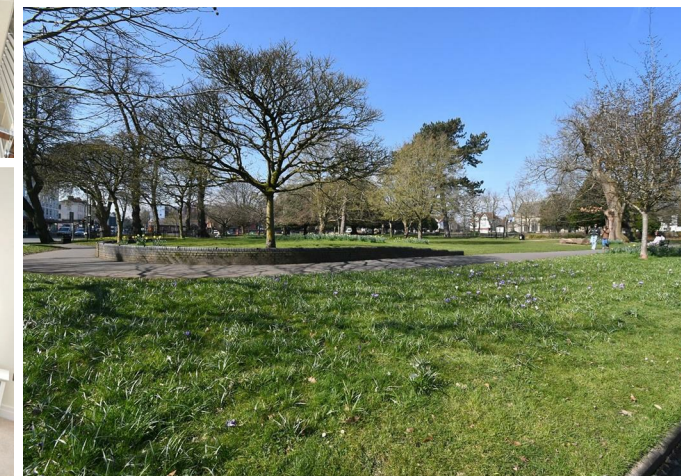
Bedroom One Suite

9'3" x 17'11" (2.82m x 5.46m)

With double glazed window to front elevation, downlighter points to ceiling, continuation of wood look flooring, opaque sliding glazed doors to built-in wardrobe with hanging rail, shelving and light, underfloor heating thermostat.

En-Suite Shower Room

Fitted with a contemporary white suite to comprise; double shower cubicle with wall mounted Grohe shower and control, low level WC with concealed cistern, floating wash hand basin set into vanity unit, with mixer tap, downlighter points to ceiling, full splashback tiling to walls and floor, and chrome heated towel rail.



Bedroom Two

10'10" x 13'4" (3.30m x 4.06m)

With double glazed window to front elevation, downlighter points to ceiling, thermostat for underfloor heating, continuation of wood look flooring, glazed double doors to wardrobe with hanging rail and shelf.

Bathroom

Fitted with bath with mixer tap with shower attachment, wall hung low level WC with concealed cistern, floating wash hand basin set into vanity cupboard with mixer tap, downlighter points, full splashback tiling, heating electric towel rail.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Feb 25).

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

Rights of Way & Covenants

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 the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold being with a share of the freehold, although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease with 989 years remaining (28/08/2014), service charge is £3,186 per annum and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of 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.

We are informed the underfloor heating is by way of communal boiler system.

Council Tax

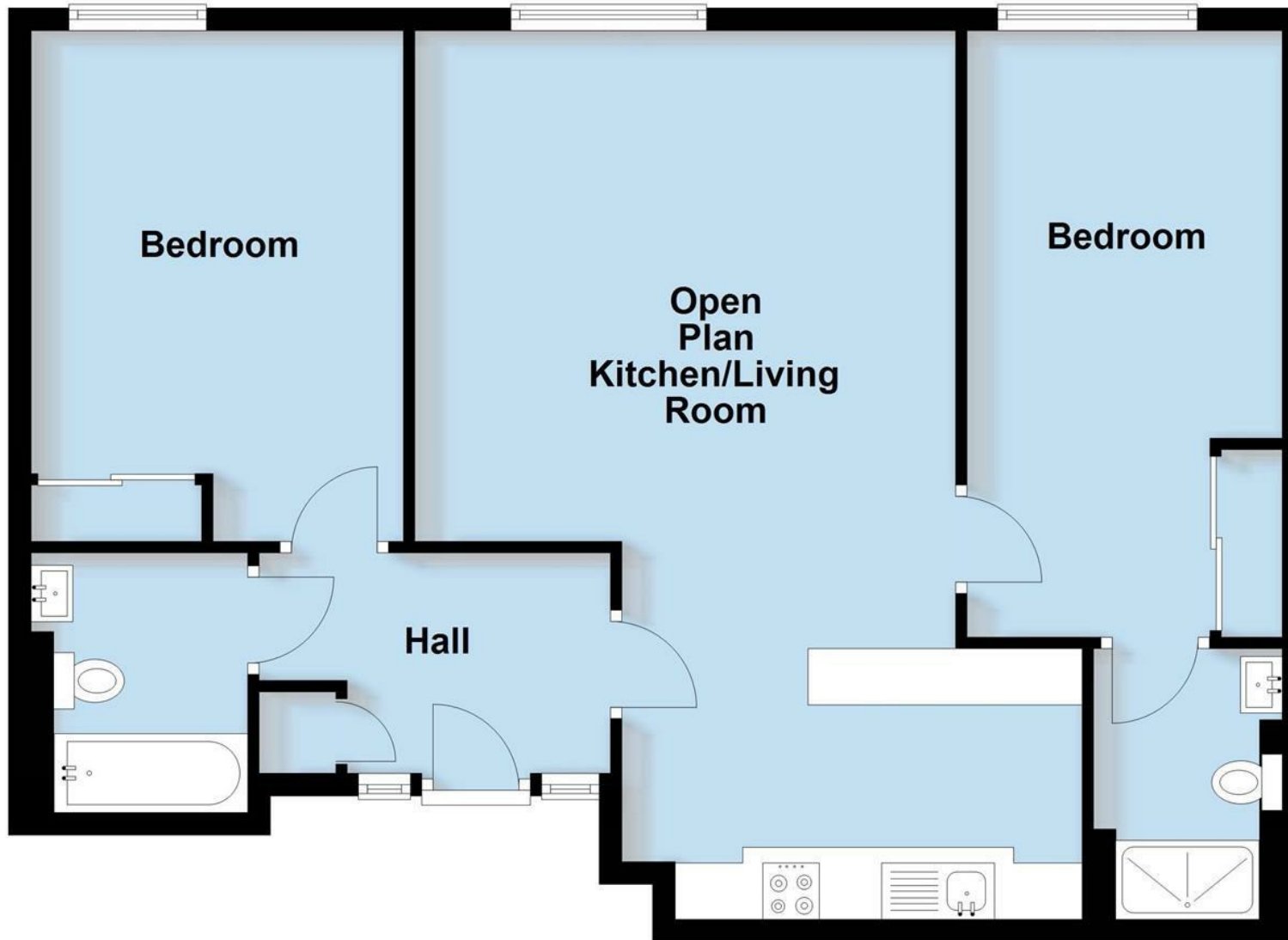
Council Tax Band D.

Location

Upper Ground Floor
CV32 5PR

Ground Floor

Approx. 81.3 sq. metres (875.3 sq. feet)



Total area: approx. 81.3 sq. metres (875.3 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		
(81-91) B		
(69-80) C		
(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