



Flat 2, Heath Court, Union Rd, Leamington, CV32 5LE

A well maintained purpose built ground floor apartment, providing spacious gas centrally heated three bedroomed accommodation, within this well regarded north Leamington Spa location.

**Offers Over
£212,500**



Flat 2, Heath Court, Union Rd, Leamington, CV32 5LE

[Heath Court, Union Road](#)

Is a purpose built development of self-contained apartments, believed to have been originally constructed in the 1960's, being conveniently sited within easy reach of the town centre and all facilities and amenities including shops, schools and recreational facilities. The development is surrounded by pleasant communal gardens and has consistently proved to be very popular.

ehB Residential are pleased to offer 2 Heath Court, which is an opportunity to acquire a particularly well proportioned, gas centrally heated ground floor apartment, providing three bedroomed accommodation which also includes upvc framed sealed unit double glazing, a non-designated undercover car parking facility. The agents consider internal inspection to be recommended and is offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

[Communal Entrance Hall](#)

With intercom system, leads to the...

[Entrance Hall](#)

With radiator, double built-in cloaks cupboard.

[Lounge](#)

12'6" x 13'10" (3.81m x 4.22m)

With windows to two aspects, radiator, TV point.



Fitted Breakfast Kitchen

10'2" x 10' (3.10m x 3.05m)

With range of white faced base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, high level cupboards, radiator, gas fired central heating boiler and programmer, windows to two aspects, built-in stainless steel four ring hob oven and extractor hood over, plumbing for automatic washing machine.

Bedroom

15'9" x 10'6" (4.80m x 3.20m)

With windows to two aspects, radiator.

Bedroom

12'6" x 8'8" (3.81m x 2.64m)

With radiator.

Bedroom

10'4" x 7' (3.15m x 2.13m)

With radiator.

Bathroom/WC

5'6" x 7'6" (1.68m x 2.29m)

With white suite comprising panel bath with mixer tap shower attachment, pedestal basin, low flush WC, radiator, tiled splashbacks and shower area.

Outside

There are communal grounds surrounding the property with non-designated covered car parking facility.

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 999 year lease (25/10/2013), with 987 years remaining, being with a share of freehold owned by the residents who are shareholders in the management company HTMC Ltd, service charge is £720 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 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

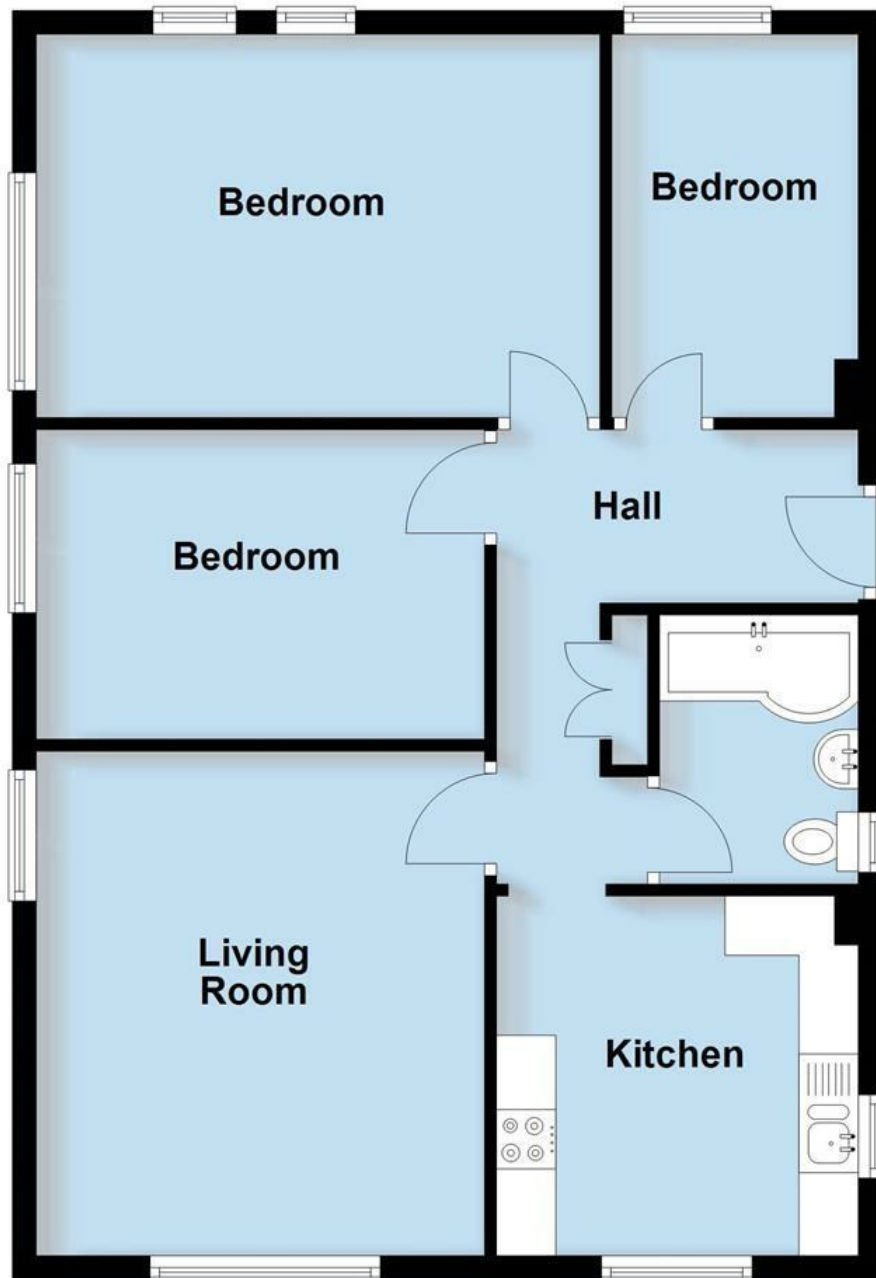
Council Tax Band B.

Location

Ground Floor
CV32 5LE

Ground Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)

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

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	

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144
ehbresidential.com

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

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents

ehB
RESIDENTIAL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.