





A spacious and stylishly presented, characterful, two double bedroom duplex "townhouse style" apartment, with private entrance and courtyard terrace.

#### Southcotes

This particular property at Southcotes is a most attractive and rare opportunity to acquire a "house within a house". The property successfully feels like its own property with spacious and well proportioned two bedroom and two bathroom accommodation over two levels.

The property is well located within walking distance of the town centre, and yet located to the rear of a complex of luxury apartments and townhouses.

The property has an attractively fitted dining/kitchen with double doors out onto sunken rear terrace. A spacious sitting room with bay window, and two very large double bedrooms, both with en-suite facilities.

We envisage the property would suit a wide variety of potential buyers, as such internal viewing highly recommended.

#### Briefly Comprising;

Private entrance hallway, with cupboard and ground floor WC, sitting room with bay window and feature fire place, large Dining/Kitchen with French doors to garden. First floor landing, master bedroom with en-suite shower room and



fitted wardrobes, further spacious double bedroom with fitted wardrobes, Juliet balcony and en-suite bathroom. Double glazing, gas radiator heating. Allocated parking space and allocated visitors parking space. Sunken courtyard rear terrace.

#### The Property

Is approached via a paved path with steps leading down to shallow forecourt serving this property and the adjacent one. With double glazed, obscure multi paned timber entrance door to entrance hallway with coach light point to side.

#### Entrance Hallway

With radiator, tiled floor, staircase rising to first floor landing, downlighter points to ceiling, door to useful shelved shoe cupboard, further door to...



#### Ground Floor Cloakroom

Fitted with a modern suite to comprise; low level WC with concealed cistern, wash hand basin with mono-mixer, set into vanity storage, tiled splashbacks and radiator towel rail, downlighter points to ceiling.

#### Sitting Room (Front)

15' into chimney rec x 12'6" into bay (4.57m into chimney rec x 3.81m into bay)

With timber framed, multi paned double glazed sash window, with glazed windows to either side to bay to front, fireplace surround with inset living flame style gas fire, display/book shelving to both chimney recesses, one with useful base store cupboard, wood look laminate flooring, double radiator.

#### Dining/Kitchen

19'11" x 14'3" (6.07m x 4.34m)

#### Kitchen Area

Attractively fitted with a range of white wall and base units, with Terrazzo look working surface over and tiled splashback. Inset four point hob with stainless filter hood over, double oven, and separate microwave to side. Concealed Bosch dishwasher, cupboards concealing Bosch tumble dryer and Beko washing machine. Useful breakfast bar/island unit with slimline drinks fridge, two wooden sash windows to rear elevation, tiled floor continues throughout.

#### Dining Area

Downlighter points to ceiling, cupboard housing Worcester

combination boiler, upvc multi paned style double glazed doors to courtyard terrace, useful understairs store cupboard, and radiator.

#### First Floor Landing

Radiator, video entry phone point.

#### Bedroom One (Front)

15' x 12'6" inc fitted wardrobes into bay (4.57m x 3.81m inc fitted wardrobes into bay)

With timber framed double glazed window to bay to front with further windows to side, radiator. Attractively fitted wardrobes and drawers, with a variety of hanging and shelved spaces with open shelving to side.



#### En-Suite Shower Room

Stylishly refitted with a contemporary suite to comprise; low level WC with concealed cistern, wash hand basin set into vanity store cupboard, corner shower cubicle with Mira shower and control, tiled splashbacks to half height and shower boarded shower cubicle, radiator towel rail, extractor.

#### Bedroom Two (Rear)

14'4" x 11'4" (4.37m x 3.45m)

With feature upvc multi paned style double doors to Juliet style balcony, with wrought iron railings. Multi paned double glazed sash window to side, double radiator, fitted wardrobes with hanging and shelving.

#### En-Suite to Bathroom

Attractively refitted with a white suite to comprise; low level WC with concealed cistern and wash hand basin integrated into vanity unit, with storage to side and above. Shower bath with wall mounted Bristan shower with fixed rainwater style shower head and additional hand held shower attachment, mixer tap to bath, splashback tiling with shower boarding to shower area, radiator towel rail, timber part obscure double glazed sash window to front elevation downlighter points to ceiling.

#### Outside (Front)

To the front of the property is an allocated parking space No 10 and allocated visitors space No V10, for this particular

property. A shallow forecourt area provides shared access to this and the adjacent property, and useful store/meter cupboard opposite the entrance door

#### Sunken Courtyard Terrace (Rear)

Approached via double doors for dining kitchen, tiled floor, part rendered walls and outside light point.

#### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).



#### 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 although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (11/2006), with 980 years remaining, service charge is £2,103.36 per annum and ground rent is £0 per annum. 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 D.

#### Location

10 Southcotes  
54-56 Warwick New Road  
Leamington Spa  
CV32 6AA



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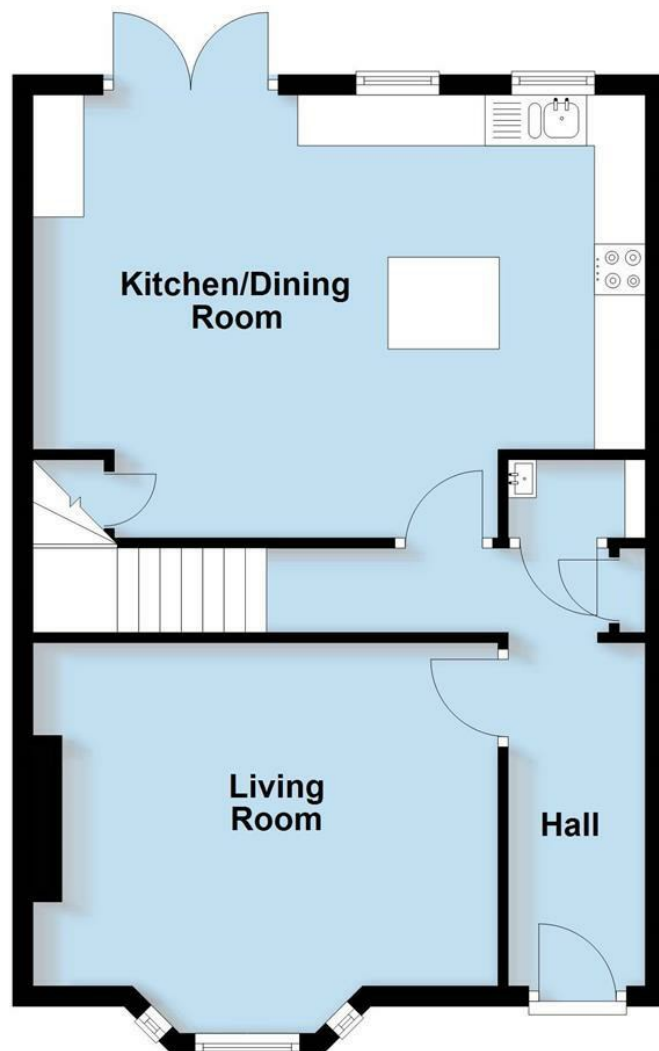
01926 881144 [ehbresidential.com](http://ehbresidential.com)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

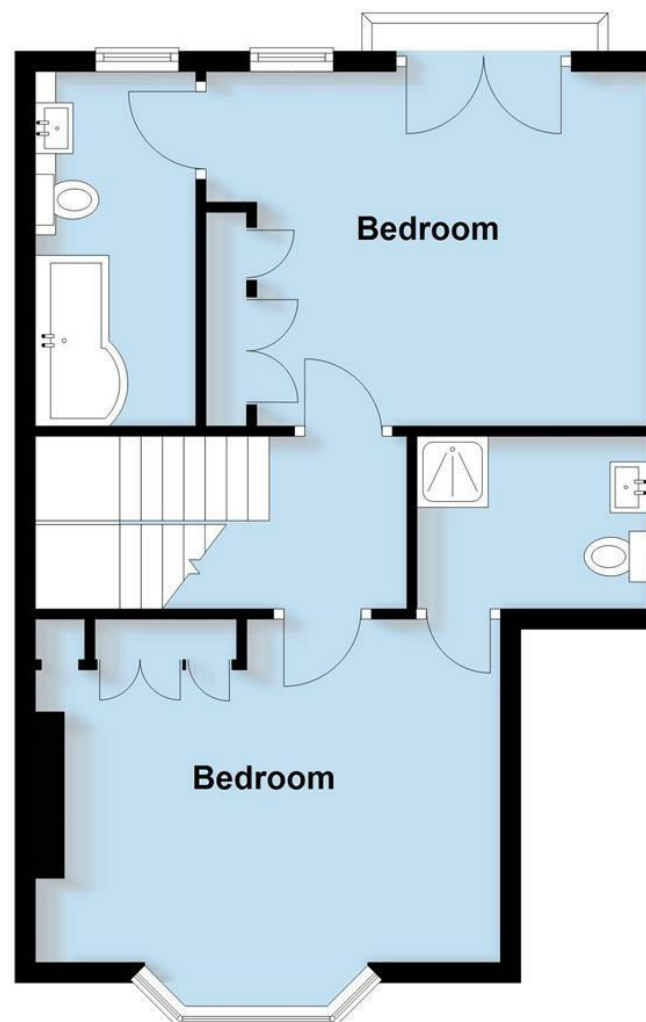
## Ground Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



## First Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 101.9 sq. metres (1096.9 sq. feet)

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