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Apt 18 The Corner House, Windsor Place, Leamington Spa

**Offers Over
£300,000**



Completely refurbished town centre luxury two bedroom two bathroom third floor apartment with secure underground parking.

The Corner House

Is a purpose built development of self contained apartments of varying sizes, originally constructed approximately 15 years ago in this convenient and popular town centre location. The development includes a lift and designated secure car parking facility. In recent years, this development has proved to be much sought after.

The Property

Is a quite exceptional top floor apartment which has been subject to complete refurbishment to an exceptionally high standard throughout. The well proportioned, electrically heated accommodation centres around an impressive open plan living/kitchen/dining arrangement which incorporates a programmable mood lighting system and includes two good sized bedrooms with the master bedroom featuring a refitted en-suite/WC, further bathroom/WC, both refurbished to an exceptionally high standard. The

agents consider this to be a unique apartment and encourage internal inspection for the level of appointment, situation and proportions to be fully appreciated.

In further detail the accommodation comprises:-

Communal Entrance Hall

With intercom system and lift, leads to...

Entrance Hall

With colour stained wood flooring, down lighters, coving to ceiling and fully mirrored wall feature, leads to...

Open Plan Living/Kitchen Arrangement

28' max x 21'3" (8.53m max x 6.48m)

With matching colour stained wood flooring, radiator, down lighters, coving to ceiling, wall mounted cupboard unit with TV point over.

Refitted Kitchen

With extensive range of gloss faced base cupboard and drawer units with complimentary work surfaces and returns including three quarter height unit

incorporating fridge freezer, Neff oven and microwave, dish washer, stainless steel one and a half bowl stainless steel unit, integrated wine cooler, further matching high level units including glazed fronted display units, matching island unit incorporating breakfast bar, corner cupboards, Neff four ring ceramic hob unit with contemporary style ceiling hung extractor hood over flanked by complimentary lighting, with concealed programmable pelmet and skirting mood lighting, contemporary style wall hung radiator.

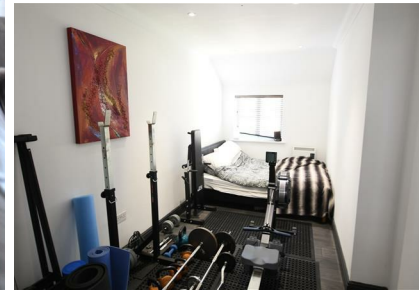
Dining Area

With built in cupboard and boiler cupboard containing electric central heating boiler off, open to...

Master Bedroom

13'3" x 13' (4.04m x 3.96m)

With four double built in wardrobes with hanging rail, shelves, two radiators, coving to ceiling, down lighters, matching wood flooring.



Refitted En-Suite Shower Room/WC

Being tiled with tiled floor, walk in tiled twin sized shower cubicle with integrated shower unit and shower screen, contemporary style stone vanity bowl inset to recess vanity unit with pedestal mixer tap and mirrored splash back, low flush WC with concealed cistern, chrome heated towel rail, down lighters.

Bedroom Two

13'3" x 8'2" (4.04m x 2.49m)

With electric radiator.

Refitted Bathroom/WC

11'3" x 5'6" (3.43m x 1.68m)

Being tiled with tiled floor, panelled bath with mixer tap, contemporary style wall hung vanity unit with wash hand basin and mixer tap, low flush WC, chrome heated towel rail, three quarter height contemporary style medicine cabinet, with extractor fan and down lighters.

SPECIAL NOTE

All items of furniture in the property are available by separate negotiation.

Outside

There is a designated, secure, undercover car parking space under the development.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand the lease to have approximately 102 years remaining, service charge is £2,580 per year and ground rent is £250 per year. 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.

Council Tax

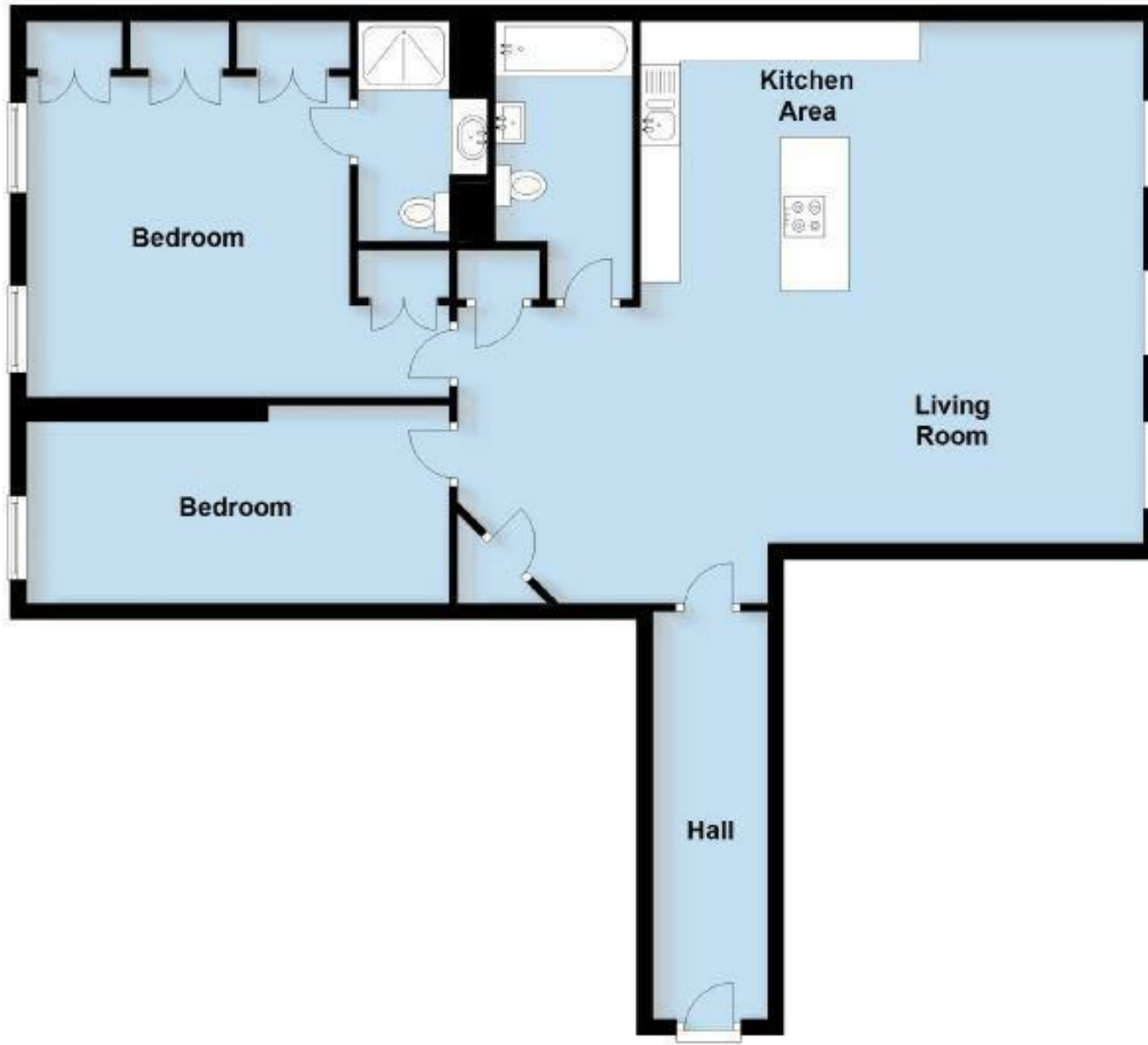
Council Tax Band E.

Location

Proceeding east from the office the property can be approached via Warwick Street, taking the right hand turn into Windsor Street. The Corner House will be found located on the left hand side.

Third Floor

Approx. 104.4 sq. metres (1124.0 sq. feet)



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- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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