





An outstanding opportunity to acquire an impressive end townhouse of quite exceptional proportions, providing four principal bedroomed accommodation arranged over four floors, including impressive open plan living/kitchen arrangement, garage secure car parking and impressive roof terrace of note, in highly regarded North Leamington Spa location.

IMMEDIATE VACANT POSSESSION

[Rugby Road, Leamington Spa](#)

Is a popular town location, being conveniently sited a short walk from the town centre and all amenities including shops, schools and a variety of recreational facilities, and has consistently proved to be very popular.

ehB Residential are pleased to offer 1 Rugby Road, Leamington Spa which is an opportunity to acquire an impressive four storey end townhouse, believed to have been originally constructed 8 years ago, providing exceptionally well proportioned four bedroomed and two bathroomed accommodation which features an open plan kitchen/dining arrangement, pleasant first floor lounge and roof terrace. The property is conveniently sited within Rugby Road and includes garage and secure car parking. The agents consider inspection of this most impressive property to be essential for the quite exceptional proportions rarely seen at this price point to be fully

appreciated.

In detail the accommodation comprises:-

[Shallow Open Porch](#)

Leads to the...

[Entrance Hall](#)

With timber and glazed panel entrance door, Karndean wood effect flooring throughout the ground floor, with cloaks cupboard, staircase to both first floor and basement, downlighters.



Cloakroom/WC

With low flush WC, concealed cistern, pedestal basin with mixer tap.

Study

9'9" x 12'6" (2.97m x 3.81m)

With downlighters.

Dining Room

16'6" x 9'6" (5.03m x 2.90m)

With twin French doors to Juliet balcony open to the...

Fitted Kitchen

10'3" x 10'3" (3.12m x 3.12m)

With a range of base cupboard and drawer units, with granite work surface and returns, matching range of high level cupboards, stainless steel sink unit with mixer tap, built-in dishwasher, carousel unit, built-in five ring ceramic hob unit, oven, microwave, fridge freezer, concealed pelmet lighting, downlighters.

Stairs and First Floor Landing

With radiator, downlighters.

Lounge

167" x 10'10" (50.90m x 3.30m)

With twin French doors to Juliet balcony, downlighters, radiator, TV point.

Laundry

3'6" x 7' (1.07m x 2.13m)

With three quarter height unit, airing cupboard with lagged cylinder, being tiled leading to the...

Bathroom/Shower Room/WC

5'9" x 10' (1.75m x 3.05m)

With tiled shower cubicle with integrated shower unit and





sliding screen, wash hand basin with a mixer tap, low flush WC, with concealed cistern, panelled bath with mixer tap shower attachment, chrome heated towel rail, tiled floor.

Bedroom

14'9" plus w'robes x 9'8" (4.50m plus w'robes x 2.97m)

With radiator, built-in wardrobes, hanging rail, shelves, sliding doors.

Stairs and Second Floor Landing

With radiator and downlighters.

Bedroom

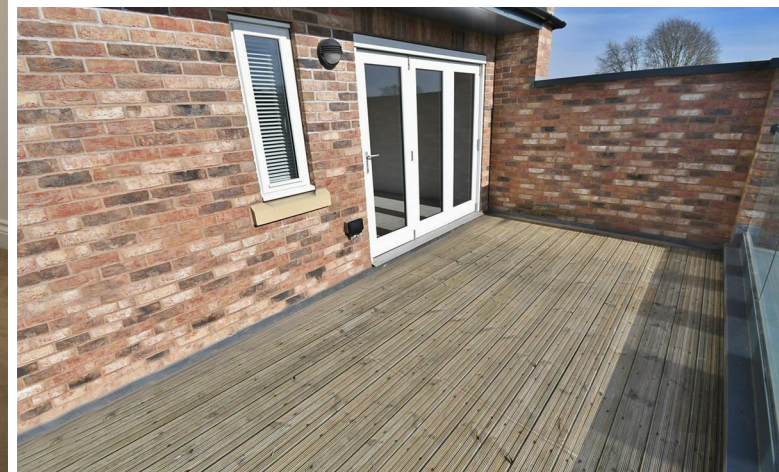
16'6" x 10'9" (5.03m x 3.28m)

With radiator, downlighters, TV point, dressing room with built-in wardrobes comprising two double wardrobes with hanging rail, shelves, mirrored sliding doors.

En-Suite Shower Room/WC

9' x 5'3" (2.74m x 1.60m)

With tiled shower cubicle, integrated shower unit and screen, wash hand basin, mixer tap, low flush WC, tiled floor, chrome heated towel rail, being half tiled.



Bedroom

14'6" x 9'9" (4.42m x 2.97m)

With radiator, built-in wardrobe with sliding doors, hanging rail, shelves.

Stairs and Spacious Third Floor Landing

With large built-in cupboard, downlighters.

Bedroom

16' x 9' (4.88m x 2.74m)

With radiator, downlighters, bi-folding doors leading to...

Roof Terrace

With glazed, panelled balustrade, wall light points, and extensive views.



Ground Floor Reception Hall

Staircase leads to...

Lower Ground Floor Hallway

With built-in cupboard, tiled floor, understair recess and radiator.

Rear Hall

With tiled floor, built-in cupboard and boiler cupboard containing combination gas fired central heating boiler and programmer.

Access to the Garage

21' x 9'6" (6.40m x 2.90m)

With up-and-over door, personal door.

Outside

With a railed forecourt to the front of the property and secure car parking leading to two secure parking spaces.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. There is a Communal Areas Charge of £245.17 paid every six months.

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 G.

Location

CV32 6DA

- Residential Estate Agents
- 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	85	91
(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