



Apartment 1, 5 Dormer Place, Leamington Spa

Guide Price
£730,000



An exceptional opportunity to acquire what must arguably be considered one of the finest apartments within Leamington Spa. Providing superbly appointed three bedrooomed and three bathroomed accommodation including magnificent 40 ft open plan living and designer kitchen in this attractive Regency style development overlooking Pump Room Gardens.

[Dormer House](#)

Is an exclusive development of four high quality individual apartments of varying sizes, originally converted in 2013 to an exceptionally high standard in this pleasant town centre location overlooking Pump Room Gardens just a

short walk from the town centre and all facilities and amenities including shops, schools, a variety of recreational facilities and within walking distance of the local railway station. Since its original construction Dormer Place has established itself as one of the most exclusive developments within Leamington Spa.

ehB Residential are proud to offer Apartment 1, 5 Dormer Place which is an outstanding opportunity to acquire a superbly appointed, exceptionally well proportioned (in excess of 2,000 sq ft), three bedrooomed and three bathroomed accommodation which has been improved and maintained by the present owners and incorporate a

range of custom built furniture and upgraded designer kitchen of note. The property includes a separate study, utility and secure basement parking.

The property has been maintained to a quite exceptional standard throughout incorporating high quality floor coverings and lighting, is particularly well positioned within the development with south facing views over Pump Room Gardens. The agents consider that only internal inspection of this quite exceptional property can truly justify our very highest recommendation. In detail the accommodation comprises:-

[Communal Entrance Hall](#)

With video entry system leads to



Reception Hall

With two concealed radiators, Karndean flooring and leads to the boiler cupboard containing gas fired central heating boiler and programmer, airing cupboard with lagged cylinder.

Cloakroom / WC

With low flush WC with concealed cistern, wall hung wash hand basin with mixer tap, travertine tiling, integrated mirror, downlighters, extractor fan, tiled flooring.

Utility Cupboard

With base cupboard and drawer unit and work surface, plumbing for automatic washing machine, high level cupboards, high quality wood flooring.

Open Plan Lounge / Dining Room

40' x 15'9" (min) 26' (max) (12.19m x 4.80m (min) 7.92m (max))

With multi panelled regency style windows to two aspects with blinds, high quality wood flooring, wall light points, three concealed radiators, open to the

Bespoke SieMatic Fitted Kitchen

12'7" x 14' (3.84m x 4.27m)

With extensive range of high quality base cupboards and drawer units with complimentary granite work surface and returns with matching range of high level cupboards with concealed lighting under and three quarter height units, twin ovens, inset stainless steel one and a half bowl sink unit with Quooker multi-function mixer tap, built-in dishwasher and matching peninsular unit with ceramic hob, extractor over and downlighters.



Study/Possible Bedroom

19'6" x 8' (5.94m x 2.44m)

With extensive range of custom made high quality full height bookcase, built-in desk with further shelves over and TV stand with integrated cupboard, concealed radiator, downlighters, wall light points.

Bedroom

19'9" x 13'10" (6.02m x 4.22m)

With extensive range of high quality custom made bedroom furniture, including range of built-in wardrobes with hanging rails, shelves and cupboards, matching drawer unit and bedside units with high level cupboards over, concealed radiator.

En-Suite Shower Room / WC

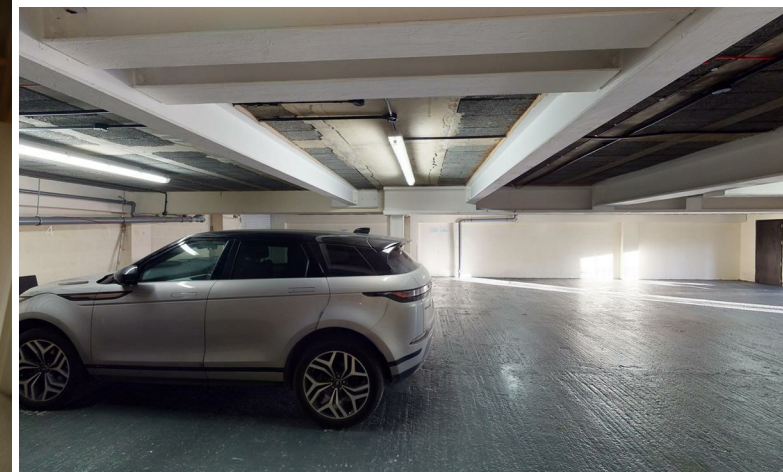
10'7" x 8'9" (3.23m x 2.67m)

With large walk in travertine tiled shower enclosure with integrated shower unit, twin wash hand basins and low flush WC, chrome heated towel rail, integrated mirror, extensive travertine tiling and floor.

Bedroom

14'9" x 12' (4.50m x 3.66m)

With a range of custom built bedroom furniture including triple built-in wardrobe, hanging rail, shelf, high level cupboards, fitted shelves and concealed radiator.



En-Suite Shower Room / WC

11'9" x 5' (3.58m x 1.52m)

Being half tiled with tiled floor, oversized tiled shower cubicle with integrated shower unit, wash hand basin with mixer tap, low flush WC, concealed cistern, chrome heated towel rail.

Bedroom

19' x 11'9" (5.79m x 3.58m)

With a range of high quality custom made built-in bedroom furniture comprising two double built-in wardrobes with hanging rails, cupboards over and bedside units, two concealed radiators.



En-Suite Shower Room / WC

9' x 7'3" (2.74m x 2.21m)

With oversized tiled shower cubicle with integrated shower unit, wash hand basin with mixer tap, low flush WC, concealed cistern, chrome heated towel rail, downlighters, extractor fan and tiled splashbacks.

Outside

Accessed from the communal reception hall via a staircase leads to the lower ground floor parking facility with one designated parking space, electric security gates and ample visitor parking.

Tenure

The property is understood to be leasehold. We are informed The lease is 999 years from 01/01/2012 . The service charge is £5294.24 pa (payable half yearly £2647.13). There is no ground rent, although we have not inspected the relevant documentation to confirm this, and would advise purchasers to do this via their legal advisers.

Services

All mains services understood to be connected. 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.

Location

The property can be approached by proceeding south from our office via Dale Street. Take the left hand turn into Dormer Place whereupon the Apartment will be found located on the left hand side.



Ground Floor

Approx. 191.9 sq. metres (2065.3 sq. feet)



Total area: approx. 191.9 sq. metres (2065.3 sq. feet)

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

ehB

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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		
	66	79
England & Wales		EU Directive 2002/91/EC

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

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