







Outstanding opportunity to acquire a unique first/second floor duplex apartment which provides exceptionally well proportioned three bedroomed, two bathroomed accommodation including comprehensively fitted breakfast kitchen, garage and parking in this well regarded period conversion.

#### [Narborough Court](#)

Is a traditionally styled period building which has been converted to provide a number of self-contained apartments of varying sizes within pleasant communal grounds in this popular convenient north Leamington Spa location. The town centre and all amenities being easily accessed and also convenient for the local railway station.

Previous experience of Narborough Court has proved it to be very popular. ehB Residential are pleased to offer 8 Narborough Court which is an opportunity to acquire a first/second floor duplex apartment of character which has been much improved by the present owners and provides exceptionally well proportioned three bedroomed and two bathroomed accommodation which features a lounge, separate dining room, comprehensively fitted breakfast/kitchen and includes a garage and additional parking.

The property is offered to an exceptional standard of presentation throughout and the agents consider internal inspection to be essential for its size, level of appointment and situation to be fully appreciated.

#### [Communal Entrance Hall and Staircase](#)

With intercom system leads to the...

#### [Private Reception Hall](#)

With downlighters and radiator.

#### [Lounge](#)

13'9" x 13" (4.19 x 3.96)

With radiator, sash window, alcove recesses with inset lighting, TV point, radiator and arch to...

#### [Dining Room](#)

12'0" x 11'0" (3.66 x 3.35)

With sash window, radiator and useful understair recess.

#### [Refitted Breakfast/Kitchen](#)

15'3" x 11'7" (4.65 x 3.53)

With extensive range of base cupboard and drawer units with stainless steel door furniture, complementary rolled edge work surfaces, tiled splash backs, matching range of high level cupboards, single drainer, 1.5 bowl stainless steel sink unit with mixer tap, built-in stoves, five ring hob with extractor hood over, built-in stoves oven, microwave and built-in fridge/freezer, dishwasher, wine cooler and Worcester combination gas fired central heating boiler and programmer. Sash window, concealed pelmet lighting and downlighters.

#### [Bedroom One](#)

14'0" x 12'6" (4.27 x 3.81)

With double radiator, sash window, triple built-in wardrobe with hanging rail, drawers under, wall light points.

#### [Bathroom/WC](#)

11'9" x 7'4" (3.58 x 2.24)

Refitted with panel bath with mixer tap, tiled splash back incorporating





mirror, twin wash hand basins with mixer taps, tiled splash backs incorporating mirror, low flush WC, oversized tiled shower cubicle with integrated shower unit, chrome heated towel rail, tiled floor, downlighters, sash window.

#### Bedroom Two

11'4" x 16'2" (3.45 x 4.93)

With double built-in wardrobe with hanging rail, drawers under, radiator.

#### Stairs

The staircase leads to...

#### Bedroom Three

29'8" x 12'6" (9.04 x 3.81)

With balustrade, four Velux windows with integrated blinds, two radiators and access to storage within the eaves, downlighters.

#### En-Suite Shower Room/WC

9'9" x 5'4" (2.97 x 1.63)

With tiled shower cubicle, integrated shower unit, wash hand basin, low flush WC, tiled floor, chrome heated towel rail.

#### Outside

The development has pleasant communal gardens principally to the front of the property with mature trees and foliage, non-designated car parking facility and...

#### Garage (No 8)

16'0" x 8'0" approximately (4.88 x 2.44 approximately)

With up and over door located in a block to the rear of the development.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 144 years remaining, being with a share of the freehold, service charge is £100 per month, ground rent is n/a and insurance is £40 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.

#### Location

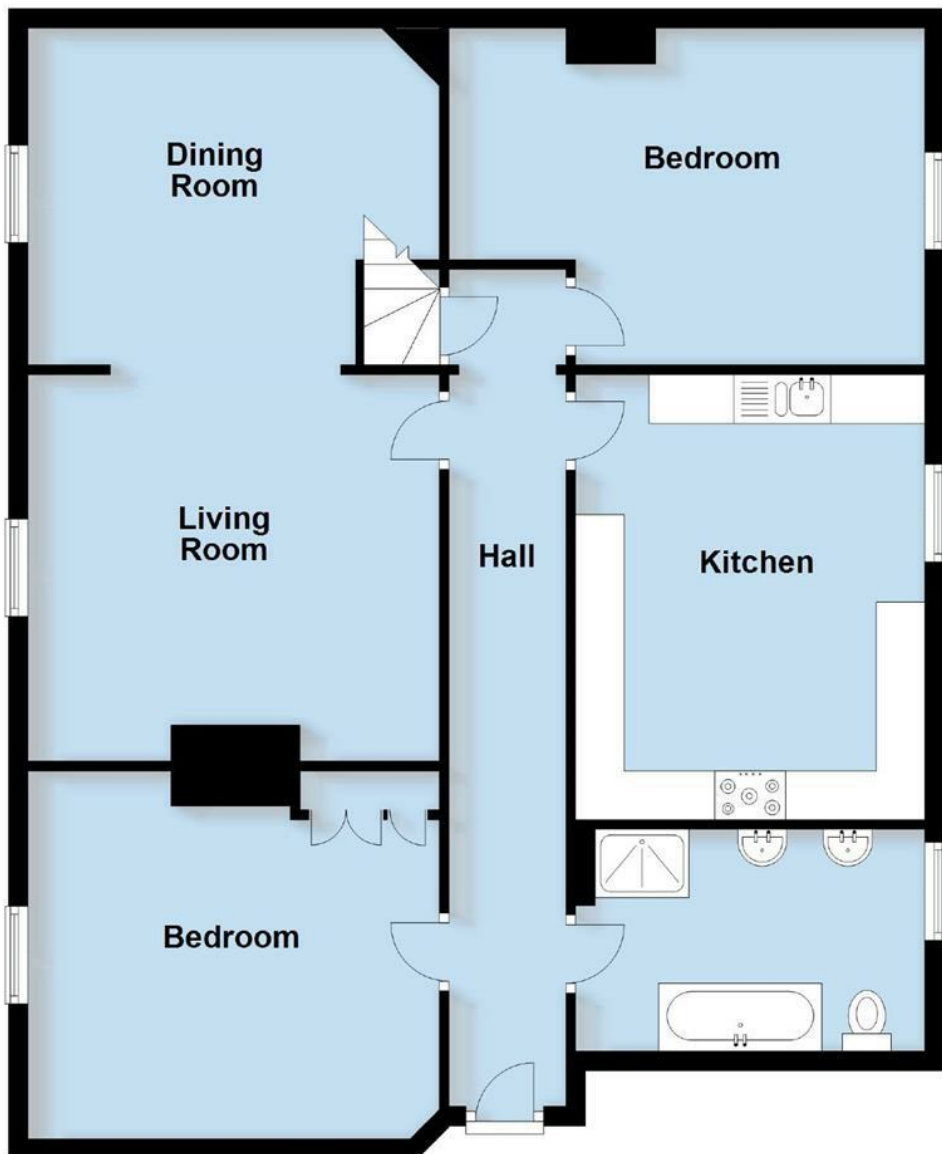
The property can be approached by proceeding west from our office via Warwick Place, proceed for a distance where upon Narborough Court will be found located on the right hand side identified by an agents for sale board.

#### Narborough Court.

Warwick New Road  
Leamington Spa  
CV32 5DF

## First Floor

Approx. 101.4 sq. metres (1091.4 sq. feet)

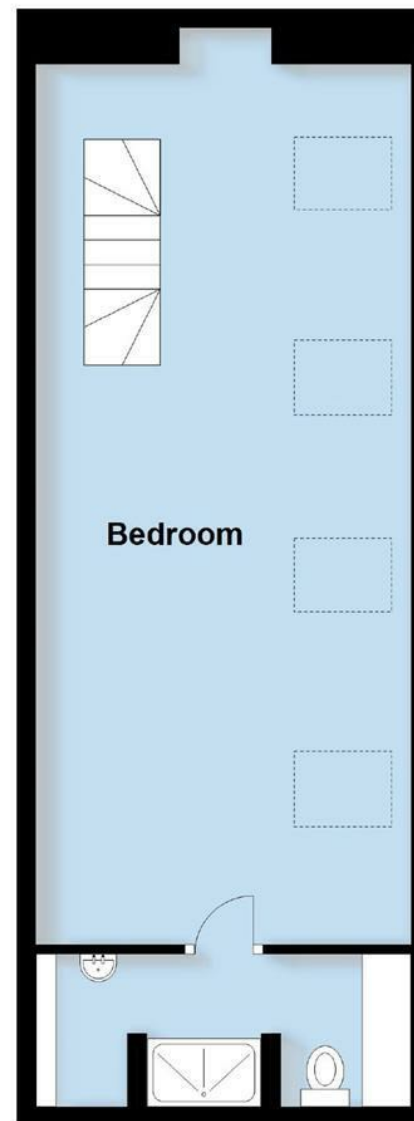


Total area: approx. 144.1 sq. metres (1550.8 sq. feet)

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

## Second Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



**ehB**  
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Your Property - Our Business

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

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CV32 5QN

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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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