







**NO CHAIN** A well-presented two double bedroom first floor apartment, conveniently sited just east of the town centre on this popular road, within walking distance of the Parade and local parks and amenities.

#### **Briefly Comprising;**

Communal canopy porch, communal entrance hallway and staircase, private hallway, living/dining room with views over Upper Holly Walk, two double bedrooms, modern fitted white bathroom, modern kitchen. Upvc double glazing. Gas radiator heating. Communal parking to the front and communal lawned grounds.

#### **The Property**

Is approached via a communal canopy porch with glazed entrance door, giving access to...

#### **Communal Entrance Hallway**

With staircase rising to communal first floor landing, personal door to the apartment, giving access to...

#### **Entrance Hallway**

With cove cornicing, refitted six panel doors, entry phone point, radiator, and door to useful cloaks cupboard.

#### **Living Room**

15'6" x 10' (4.72m x 3.05m)

With upvc double glazed window to front elevation, coved cornicing.

#### **Bedroom One (Side)**

9'11" x 12'5" (3.02m x 3.78m)

With upvc double glazed window to side elevation, radiator, open wardrobe space with hanging, drawers and shelving, with curtained fronts, radiator.

#### **Bedroom Two (Rear)**

9'11" x 11'1" (3.02m x 3.38m)

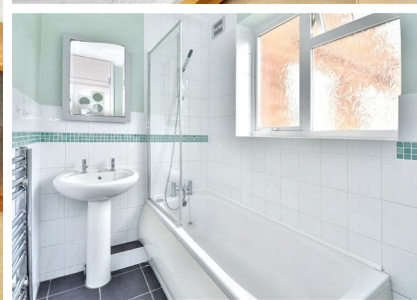
With upvc double glazed window to rear elevation, radiator.

#### **Kitchen**

8'2" max x 9'10" max (2.49m max x 3.00m max)

With a range of light wood look units with granite look working surface over, inset stainless steel sink drainer unit with mixer tap, inset four point gas hob





with stainless and glazed oven below (new June '25) and glazed filter hood over, dishwasher, washing machine, fridge freezer, splashback tiling, matching eye level wall cupboards, cupboard concealing Worcester combination boiler, upvc double glazed window to side elevation, tiled floor.

#### Bathroom

Fitted with a white suit to comprise; low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment, pedestal wash hand basin, chrome radiator towel rail, splashback tiling, upvc obscure double glazed window to side elevation, tiled floor.

#### Outside

Talbot Court is set in communal grounds and gardens. To the front of the property is a useful in/out tarmac driveway with non-allocated parking. To the rear of the property is a small communal garden area with bin storage and clothes drying space.

#### 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 (01/03/1959) with 933 years remaining, being with a share of the freehold, service charge is £1,320 per annum and ground rent is £5 . Please verify this information with your legal advisers. Further details upon request.

#### Council Tax

Council Tax Band B.

#### Location

First Floor  
10 Talbot Court  
Upper Holly Walk  
Leamington Spa  
CV32 4JT

# First Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



Total area: approx. 54.9 sq. metres (591.4 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>	66	74
EU Directive 2002/91/EC		

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