

7 OAK HOUSE LUCAS COURT  
LEAMINGTON SPA  
CV32 5JL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS

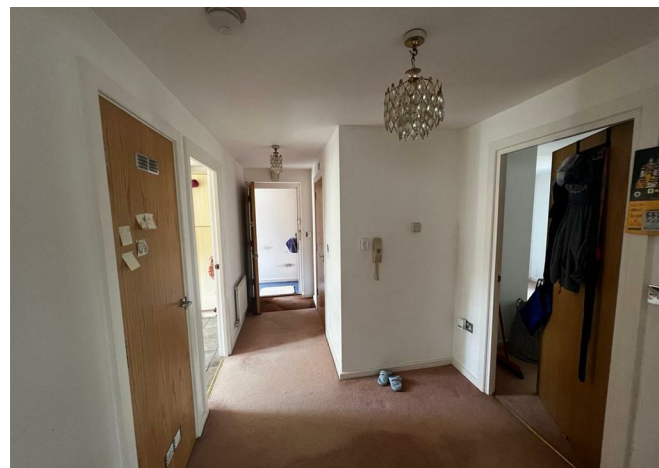


## ACCOMMODATION

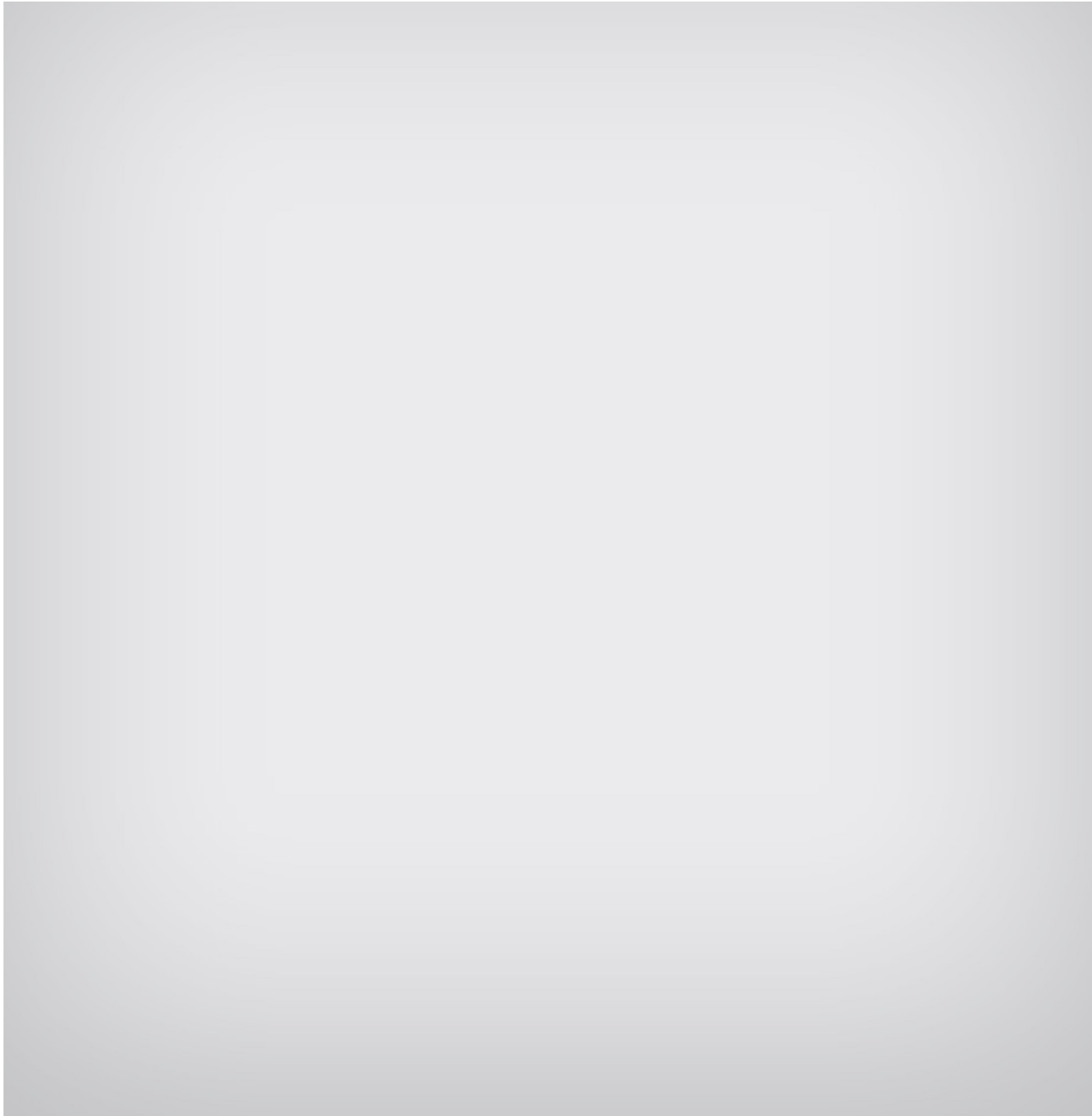
A well-presented two-bedroom ground floor apartment forming part of this period conversion, located a short walk to Leamington Spa's town centre, shops and restaurants, and within easy commute to surrounding local towns.

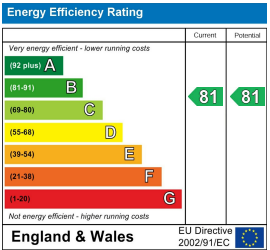
The property is entered by its own front door leading to entrance hall with significant built-in storage cupboards including walk in pantry, a bright and airy living room with high ceilings and a window overlooking a patio area and garden. The kitchen is fully equipped with modern appliances, dark grey work surfaces and ceramic tiled flooring.

The principal bedroom has en-suite bathroom and built-in wardrobes, and a second double bedroom has built in wardrobes. There is a further bathroom with shower.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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