



**Flat 9 Imperial Place**  
Leamington Spa CV32 5PU  
Guide Price £310,000

# Flat 9 Imperial Place

## Lillington Road

Welcome to this immaculately presented first-floor apartment located on Lillington Road within this well regarded small development in this prestigious north Leamington Spa pocket. Being just a short stroll from the town centre it is a fantastic position to enjoy the conveniences of town living. As you arrive at the development, it is clear to see the how well maintained both the communal grounds and areas are. The main door has secure intercom entry and there are stairs or lift on offer. As you step inside the apartment, you are greeted by a spacious entrance, a large reception room offering ample space for entertaining or relaxing. The property also features two bathrooms, including a master ensuite, providing convenience and privacy for residents and guests alike. Set within this exclusive and well maintained development offering secure gated entrance, allocated parking, nicely maintained communal areas with lift facility. The property is also offered with no onward chain.

### LOCATION

Imperial Place lies just over one mile north of central Leamington Spa with all Leamington's town centre amenities and facilities being within easy reach. These include a wide array of bars and restaurants, lovely parks, shops, independent retailers and artisan coffee shops. There are excellent local road links available including those to neighbouring towns and centres, whilst Leamington Spa railway station offers regular commuter rail links to numerous destinations including London and Birmingham.

### ON THE GROUND FLOOR

#### Communal Entrance

Having secure entry front door and well maintained communal areas with stairs and lift to the upper levels.

### ON THE FIRST FLOOR

#### Entrance Hallway

5.26m x 4.10m (17'3" x 13'5")

This L-shaped entrance hallway is immaculately presented with a neutral decor that runs through the apartment. The hallway offers handy storage and airing cupboard and doors that lead off to all other rooms.

#### Breakfast Kitchen

3.80m x 3.01m (12'5" x 9'10")

With views over the mature communal grounds to the front, this modern fitted kitchen with vinyl flooring has an array of gloss finished eye level and base units with timber effect work surfaces and tiled splash backs. Integrated appliances that are included are a high level oven, halogen hob and extractor hood. There is also a washing machine and under counter fridge integrated.

#### Living / Dining Room

6.09m x 4.00m (19'11" x 13'1")

This bright and airy reception room is well proportioned and benefits with a floor to ceiling bay window to the front with lovely views of mature trees and stunning period properties. The decor is finished to a lovely standard in a neutral scheme and there is plenty of space for seating and dining within the space available.

#### Bedroom One

3.75m x 3.33m (12'3" x 10'11")

This good sized double bedroom, set to the rear, is once again finished in a neutral scheme and has fitted built in wardrobes and access to the ensuite shower room.

#### Ensuite

2.59m x 1.41m (8'5" x 4'7")

This spacious ensuite has a large walk in shower, wash hand basin and low level wc. The flooring is laid with a vinyl and the walls finished with tiling to the splash back areas.

#### Bedroom Two

3.25m x 3.08m (10'7" x 10'1")

A further good sized double bedroom, also set to the rear, and has fitted built in wardrobes.

#### Bathroom

2.18m x 1.91m (7'1" x 6'3")

A modern fitted bathroom suite with bath having shower attachment over, a low level flush wc and wash hand basin. Once again vinyl flooring has been laid and tiled to the splash back areas.

#### TENURE

The property is sold as a leasehold with a 125 years lease starting in 2006 having approximately 117 years remaining.

#### SERVICE CHARGE / MAINTENANCE

We have been informed that there is a ground rent of £250 paid per annum and an annual service charge of

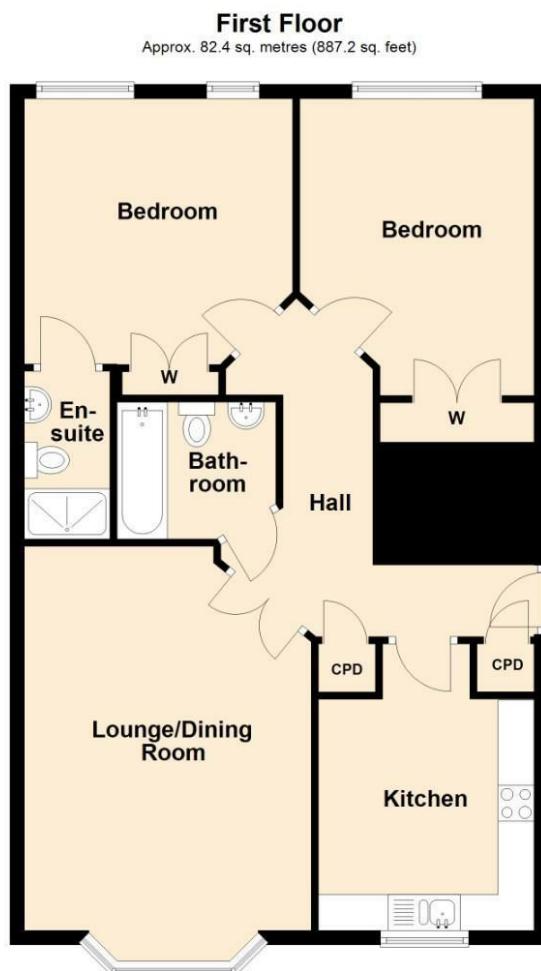
### Features

First Floor Apartment  
Immaculately Presented Throughout  
Large Bright Reception Room  
Two Double Bedrooms  
Family Bathroom and Ensuite  
Strolling Distance to Town  
No Onward Chain  
Allocated Parking & Secure Entry





## Floorplan



## General Information

Tenure  
Leasehold

Fixtures &  
Fittings

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

### Council Tax

Band D - Warwick District Council



## Contact us

01926 888998

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## Visit us

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	