



Flat 15-4, Northumberland Court Northumberland Road

Leamington Spa **CV32 6HW**

Guide Price £218,000

Flat 15-4, Northumberland Court Northumberland Road

This excellently presented first floor one bedroom apartment is set within a purpose-built development situated on one of Leamington's most sought after roads and with easy access to the town centre and A46 access. The accommodation briefly comprises of a communal entrance with secure entry phone and stairs rising to all floors, entrance hall, spacious living/dining room with French doors to balcony, breakfast kitchen, one generous sized double bedroom with extensive fitted wardrobes and excellent work-from-home space, bathroom with full suite, ample off-road residents' parking and a garage.

Call us today for more information or to book an internal viewing.

LOCATION

Situated on the northern outskirts of Leamington Spa in one of Leamington's premier residential districts, Northumberland Court, whilst being accessible to the amenities of Leamington Spa, the property is ideally placed for the road network to the north of the town and its links with motorways.

GROUND FLOOR

Main entrance with entry 'phone link to the individual flats and staircase leading to the first floor.

ENTRANCE HALLWAY

With wood strip effect flooring, electric light switch, doorway to delivery cupboard, video entry 'phone link, built-in storage cupboard with slatted shelving, double doors with bevelled glass panels to the:-

LOUNGE / DINING ROOM

5.20m x 4.45m (17'0" x 14'7")
With a gas central heating radiator, ceiling coving, double glazed window to the side and double glazed sliding patio door to the front balcony. Doorway with bevelled glass panels to the:-

BREAKFAST KITCHEN

3.46m x 2.53m (11'4" x 8'3")
With a range of wood effect units including a 1½ bowl single drainer stainless steel top sink, base cupboards and drawers with marble effect work surfacing over, breakfast bar, white ceramic tiled splashback areas, matching wall cupboards with wine rack, corner shelving and under lighting, built-in

AEG oven with AEG four ring ceramic hob above, cooker hood over, plumbing for washing machine, slate effect flooring and double glazed window looking towards Northumberland Road. Cupboard housing the gas fired boiler which supplies the radiators and domestic hot water.

MASTER BEDROOM

5.37m x 3.77m (17'7" x 12'4")
With a gas central heating radiator, double glazed window towards Kenilworth Road, excellent range of wardrobe cupboards providing hanging space and shelved areas and pelmet lighting over.

BATHROOM

1.93m x 1.78m (6'3" x 5'10")
With white suite comprising panelled bath with shower fitting and shower screen, wash hand basin, low level WC with concealed cistern, tiling to full height, tall medicine cupboard with mirror doors and extractor fan, slate effect tiled floor.

OUTSIDE

PARKING & GARAGE

Visitors' and residents' parking areas to the front and vehicular access to GARAGE NUMBER 18 situated in a battery of garages to the rear.

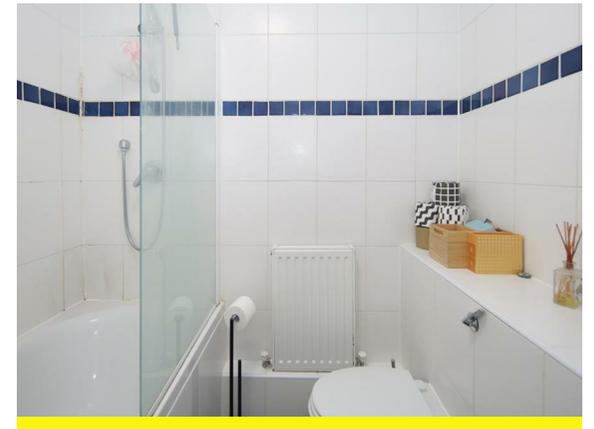
GARDENS

To the rear of Northumberland Court are well laid out and spacious communal gardens with lawned area, variety of shrubs and established trees.

Features

- No Onward Chain
- First Floor Apartment
- Sought After Development
- Lounge/Dining Room With A Balcony
- Breakfast / Kitchen
- Good Size Bedroom
- Parking & Garage
- Communal Gardens

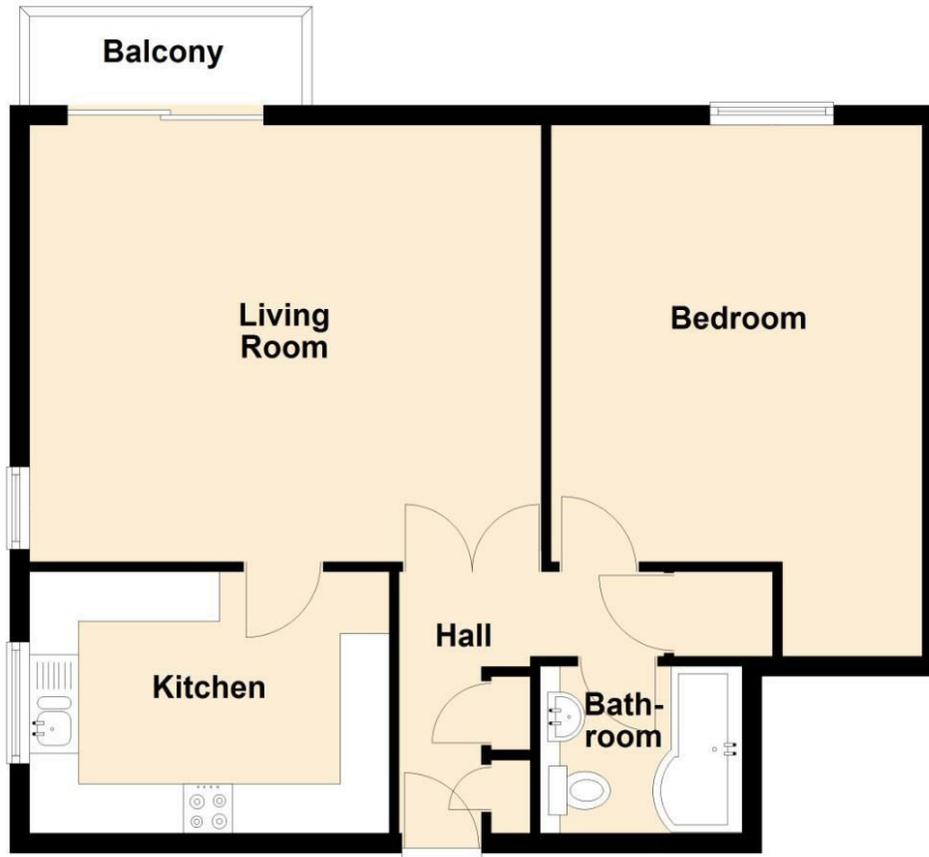




Floorplan

First Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



Total area: approx. 62.0 sq. metres (667.1 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

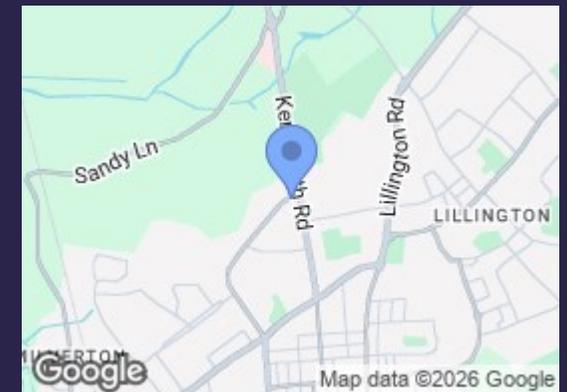
Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

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