



18 Brooklands House Lucas Court

Leamington Spa **CV32 5JL**

Offers Over £337,500

18 Brooklands House

This uniquely laid out split-level apartment forms part of a characterful conversion within a beautiful period building standing in mature communal gardens. Situated within a supremely convenient location within easy reach of town centre facilities in Leamington Spa, the gas centrally heated accommodation includes a lounge with floor-to-ceiling sash window and well equipped kitchen to the ground floor whilst on the lower ground floor there are two double bedrooms with the master having en suite facilities and a separate stand-alone bathroom. The apartment is offered for sale with the benefit of no onward chain and offers an opportunity for comfortable town living that combines convenience of location with an immensely characterful and mature setting.

LOCATION

Lucas Court lies off Warwick New Road, around half a mile west of central Leamington Spa. Despite the maturity and relative seclusion of its setting, all town centre facilities are within walking distance, these including Leamington's wide array of shops and independent retailers, bars and restaurants, artisan coffee shops and parks. Leamington Spa railway station is also within walking distance for commuter rail links to London, Birmingham and other locations. There are also good local road links available including links to the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Being accessed by a telephone entry system and from which a private entrance door gives access to the apartment itself and:-

ENTRANCE HALLWAY

With entry telephone, wood flooring, staircase off descending to the lower ground floor and door to:-

LOUNGE

4.42m x 4.01m (14'6" x 13'2")
An elegant sitting room having sash style floor-to-ceiling window to the

front complete with full height folding shutters, wood flooring extending through from the entrance hallway, several wall lights, chrome electrical fittings, cornice to ceiling and double doors giving through access to:-

KITCHEN

5.13m x 2.39m (16'10" x 7'10")
Being comprehensively fitted with a range of panelled style units in a natural wood finish and comprising numerous base cupboards, drawers and storage solutions complimented by coordinating wall cabinets, inset Smeg ceramic hob with stainless steel filter hood over, integrated fridge, freezer, oven, microwave and washing machine, wall cupboard concealing the Vaillant gas fired boiler, arched double glazed sash window, wood flooring, two wall lights and door to:-

CLOAKROOM/WC

With contemporary two piece suite comprising wall mounted wash hand basin with tiled splashback, low level WC and wood flooring.

LOWER GROUND FLOOR

HALLWAY

With door to understairs airing cupboard housing the hot water cylinder and electric consumer unit, door to Jack and Jill storage cupboard, ceiling downlighters and door to:-

BEDROOM ONE

3.91m max x 3.81m max (12'10" max x 12'6" max)
With inset ceiling downlighters, double glazed window looking onto a lightwell to the front of the building, access off to a highly useful dressing/storage area with a range of built-in wardrobes and storage cupboards, heating thermostat and door to:-

EN SUITE SHOWER ROOM

Being fully tiled with modern white fittings comprising wall mounted wash hand basin with mixer tap, low level WC and walk-in shower enclosure with fitted shower unit, folding glazed door giving access and inset ceiling downlighters.

BEDROOM TWO

3.56m x 2.84m (11'8" x 9'4")
With double glazed sash window to a lightwell at the side of the building, inset ceiling downlighters, heating thermostat and chrome electrical fittings.

BATHROOM

Which is fully tiled to floors and ceiling, complimented by contemporary white fittings comprising wall mounted wash hand basin with mixer tap, low level WC, panelled bath with centre mounted mixer tap and hand-held shower attachment, separate walk-in double

Features

Striking Split-Level Apartment

Characterful Mature Setting

Lounge

Well Equipped Fitted Kitchen

Two Double Bedrooms

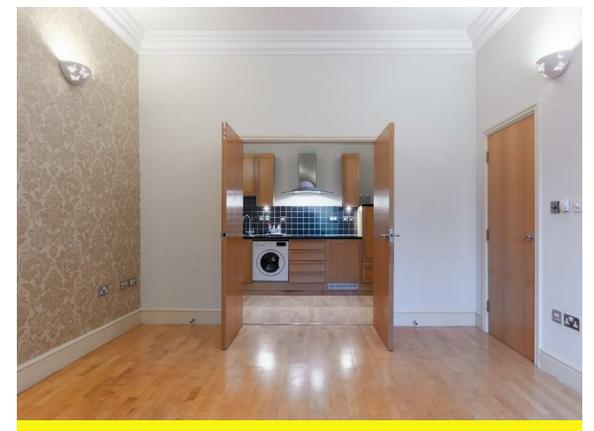
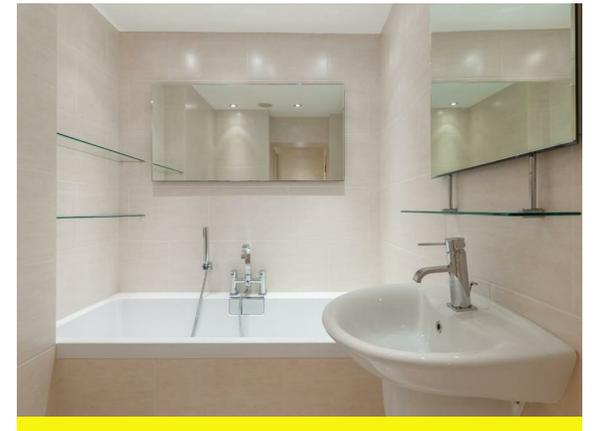
Two Bathrooms

Allocated Parking Space

Beautiful Landscaped Communal Gardens

No Chain

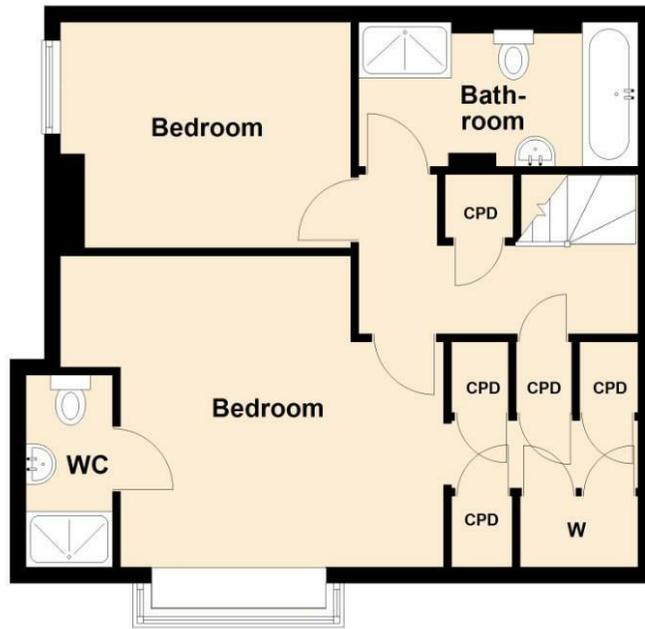




Floorplan

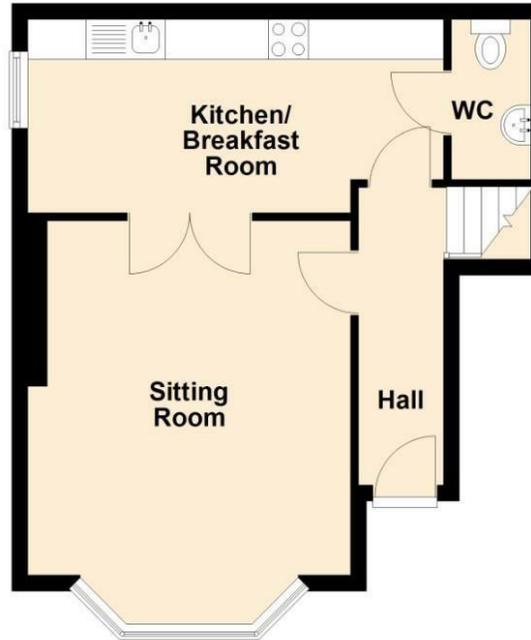
Lower Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 90.2 sq. metres (971.1 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

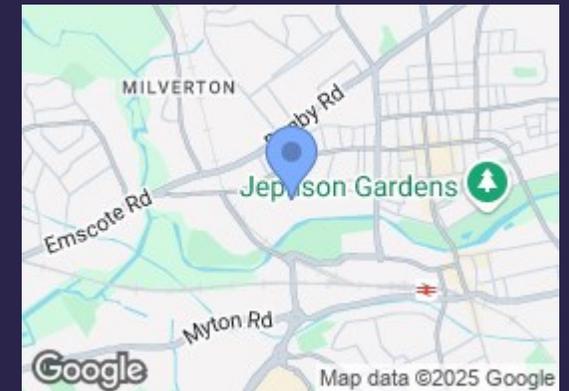
Specifically excluded unless mentioned in these sales particulars.

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 D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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