

15 Stuart Court, Warwick Terrace

Leamington Spa CV32 5NU

Guide Price £225,000

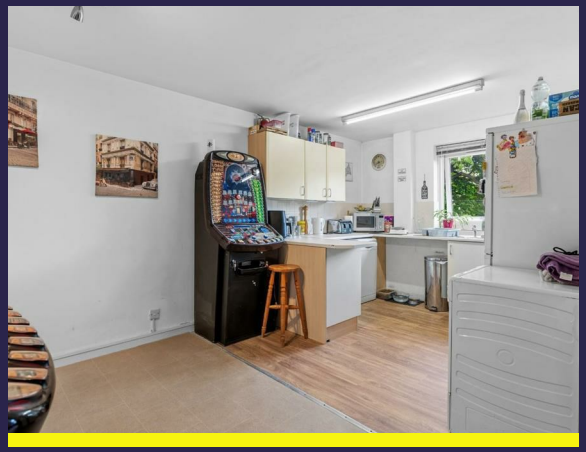
15 Stuart Court, Warwick Terrace

A generously proportioned airy ground floor apartment of just over 800 square feet providing two genuine double bedrooms and a striking open plan lounge, kitchen / dining area, separate WC and bathroom. This apartment also benefits from communal parking to the rear.

We strongly recommend viewing the property to appreciate the full extent of the accommodation.

Features

- Town Location
- Ground Floor Apartment
- Great Sized Living Accommodation
- Two Double Bedrooms
- Communal Parking To The Rear
- Ample Storage
- Viewing Strongly Advised To Appreciate The Size







LOCATION

Stuart Court Is conveniently situated in Warwick Terrace, a short distance from the town centre and is a purpose-built development of self-contained apartments of varying sizes. Directly opposite The Dell, a secluded haven which provides gardens and children's play area, its close proximity to the town means a full range of shopping and dining facilities and local amenities are close at hand, together with Leamington Railway Station which is within easy reach.

COMMUNAL ENTRANCE HALL

With intercom, stairs off and lift to all upper floors.

PRIVATE ENTRANCE HALL

Having an airing cupboard, two large storage cupboards, storage heater and doors leading off to adjacent rooms.

CLOAKROOM / WC

1.62m x 0.81m (5'3" x 2'7")
With low level WC suite, sink unit and a convection heater.

BATHROOM

1.70m x 1.54m (5'6" x 5'0")
Having a bath unit with an electric shower, sink unit and an electric heated towel rail.

LOUNGE

5.26m 3.53m (17'3" 11'6")
A great size lounge area which has a double glazed window to the front elevation giving plenty of natural light, storage heater and space for lounge furniture.

KITCHEN / DINER

5.16m x 2.97m (16'11" x 9'8")
Having work top surfaces, cupboards, a sink unit, double glazed window to the front elevation, part tiled walls and space for a cooker and white goods.

BEDROOM ONE

4.27m x 3.80m (14'0" x 12'5")
Having a double glazed window to the rear elevation, storage heater and space for bedroom furniture.

BEDROOM TWO

4.25m x 2.58m (13'11" x 8'5")
Having a double glazed window to the rear elevation, storage heater and space for bedroom furniture.

PARKING

There is parking to the rear of the apartment which is communal.

LEASE INFORMATION

We have been informed by the current vendor that the lease was 125 years from August 2019 meaning there are 118 years remaining. The service charge and ground rent charge is £188.80 combined per calendar month and the manging agents are Stone Water. It is the buyer's responsibility to check this via their chosen solicitors once a sale is progressing.

DIRECTIONS

Postcode for sat-nav - CV32 5NU.
what3words - raft.mimic.split





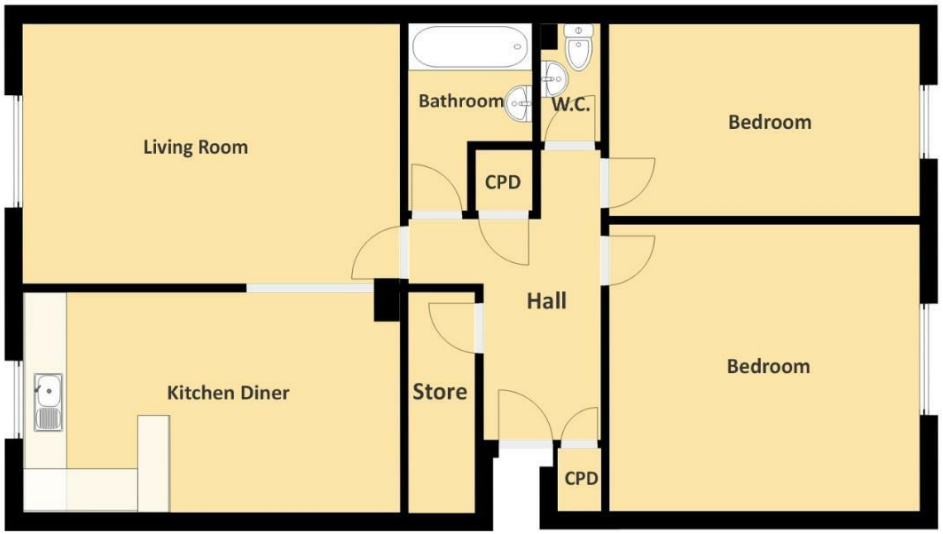




Floorplan

Internal Living Area 838sq ft / 77.87m2

GROUND FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Leasehold

Services

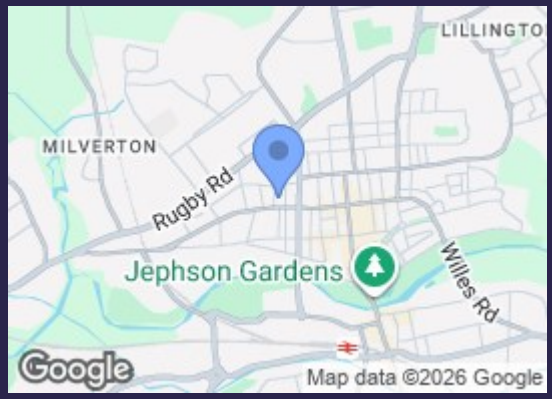
We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

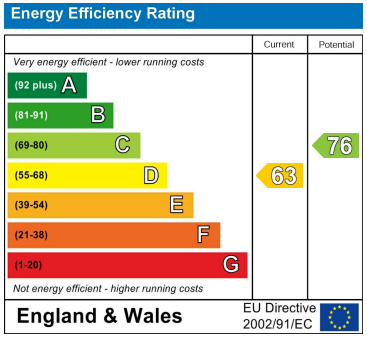
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council





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Visit us

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