



82 Bedford Street
Leamington Spa **CV32 5DT**
Offers In Excess Of £275,000

82 Bedford Street

This immaculately presented first floor apartment is situated in the heart of the town centre of Leamington Spa with stunning park views. Located a stepping stone from all the amenities within the town, moments from the train station and further benefitting with allocated parking and external storage, the apartment really does offer everything; deceptively spacious and finished to an incredible standard with newly fitted kitchen, new carpets and fresh decoration throughout. The entrance gives way to a large dual aspect reception room with fabulous views. The bright and airy kitchen has been recently fitted in a gloss white range and offers lots of space for dining. There are two double bedrooms, the master having both park views and a walk in wardrobe and finally there is a modern white bathroom suite.

LOCATION

Bedford Street is a most convenient central location being within easy walking distance of a wide range of shops and other facilities to be found in Leamington Spa, whilst enjoying open views to the front over the Pump Room Gardens.

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

A welcoming entrance hallway which has been newly decorated and fitted with new carpets and doors leading off to:-

LIVING / DINING ROOM

6.02m x 4.63m (19'9" x 15'2")
A spacious and bright dual aspect reception room with lovely views across the Pump Room Gardens and the bandstand. Having windows to two sides there is lots of natural

light. Having been freshly decorated with new carpets and handy large storage cupboard.

DINING KITCHEN

5.49m x 3.79m (18'0" x 12'5")
This immaculate kitchen has a vast range of wall and base cupboards together with clever storage drawers and shelving finished in gloss white with complementary work surfaces. All appliances are integrated including gas hob, double oven, extractor hood, fridge, freezer, dishwasher and washer / drier. The flooring has been finished with a fashionable grey tile complimenting the metro tiled splash backs. There is ample room for a dining table and once again lots of natural light enters within through the dual aspect double glazed windows.

BEDROOM ONE

3.63m x 2.87m (11'10" x 9'4")
This large double bedroom has

lovely views over the "Bandstand" and has been tastefully decorated with the continuation of the new carpets throughout the apartment. There is a large walk in wardrobe with shelving and lighting.

BEDROOM TWO

2.81m x 2.87m (9'2" x 9'4")
A further good sized double bedroom located to the rear of the property.

BATHROOM

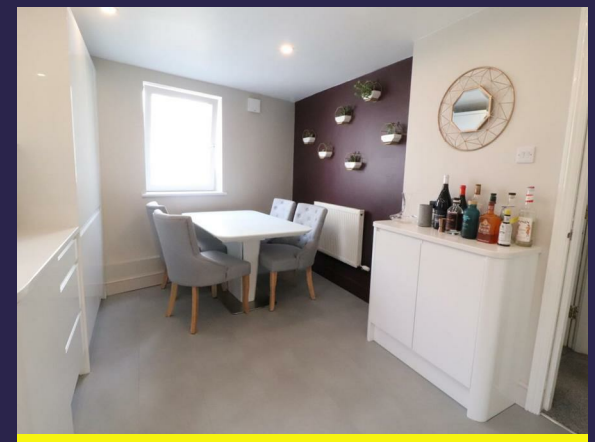
1.77m x 2.07m (5'9" x 6'9")
With modern white suite including bath with shower over, wash hand basin and low level flush WC. There is tasteful vinyl wood effect flooring and tiled walls.

TENURE

The property is of Leasehold tenure with 119 years remaining on the lease.

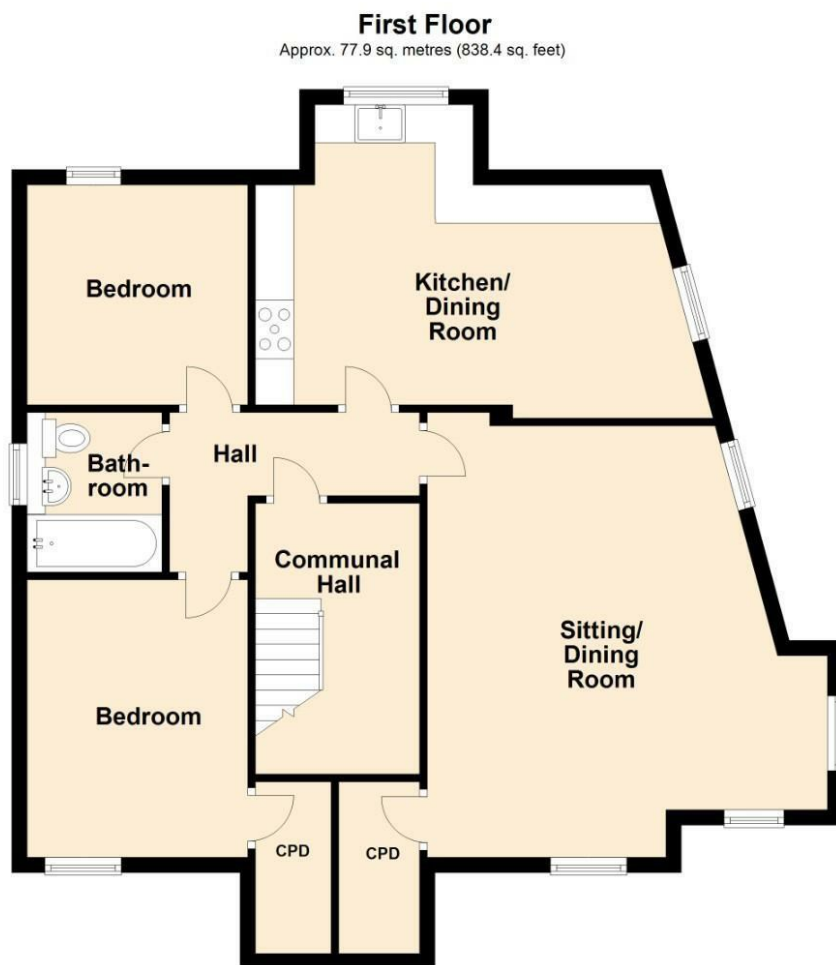
Features

First Floor Apartment
Immaculate Presented Throughout
Large Dual Aspect Reception Room
Newly Fitted Kitchen
Two Double Bedrooms
Town Centre Location
Allocated Parking
Stunning Park Views





Floorplan



Total area: approx. 77.9 sq. metres (838.4 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

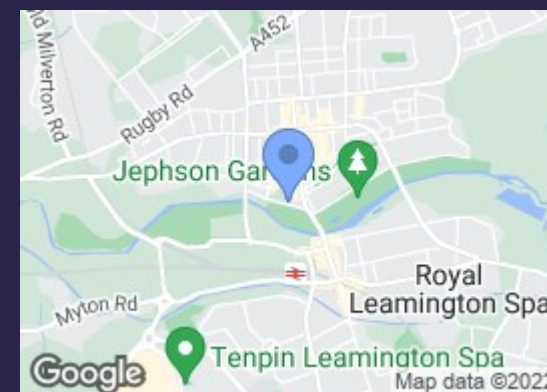
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services 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 A - Warwick District Council



Contact us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			