



17 Brooklands House, Lucas Court, Leamington Spa, CV32 5JL
Offers Over £400,000

charlesrose.

Located within the popular gated development of Lucas Court, just a short walk from Leamington Spa town centre and the train station, this stunning and spacious duplex apartment forms part of a striking converted building and occupies a prominent position within the development.

Arranged over two floors, the property offers generous and well-proportioned accommodation presented in excellent condition with a contemporary neutral finish. The apartment benefits from impressive high ceilings, modern fittings throughout and underfloor heating, creating a bright and comfortable living space.

Residents benefit from secure gated access, an allocated parking space and additional visitor parking. The property is currently tenanted and offered to the market with no onward chain, making it an attractive opportunity for both investors and owner occupiers.

Lease years remaining - 100 years
Service charge - £165 per month (£1,980 per annum)
Ground rent - £125 per annum

LOCATION

Conveniently located within Lucas Court; a charming and well kept gated development within walking distance to the north west of the town centre of Leamington Spa. Not only is town closely but you are also a short walk from the train station and the local parks. Having allocated parking available to the apartment and allows for easy access to the major road networks including the A46 and M40.

GROUND FLOOR

The ground floor is made up of a welcoming entrance hallway with timber flooring and immense tall ceilings which continue through to each room on this level. Stairs with balustrade lead you down to the lower ground and doors give way to a modern dining kitchen with large alcove housing door to the communal grounds. There is also a well proportioned living room and a further room that could be used for a multitude of uses; dining, home office or occasional bedroom.

LOWER GROUND FLOOR

The lower ground floor continues with the same lovely decor and offers three bedrooms in total. The master bedroom has fitted wardrobes and has been fitted

with an ensuite shower together with wc and basin. The two further bedrooms are both of a good size; one has fitted wardrobes fitted and both windows allowing natural light to flood within. The bathroom is also of a great size and offers a four piece modern suite.

TENURE / MAINTENANCE CHARGES

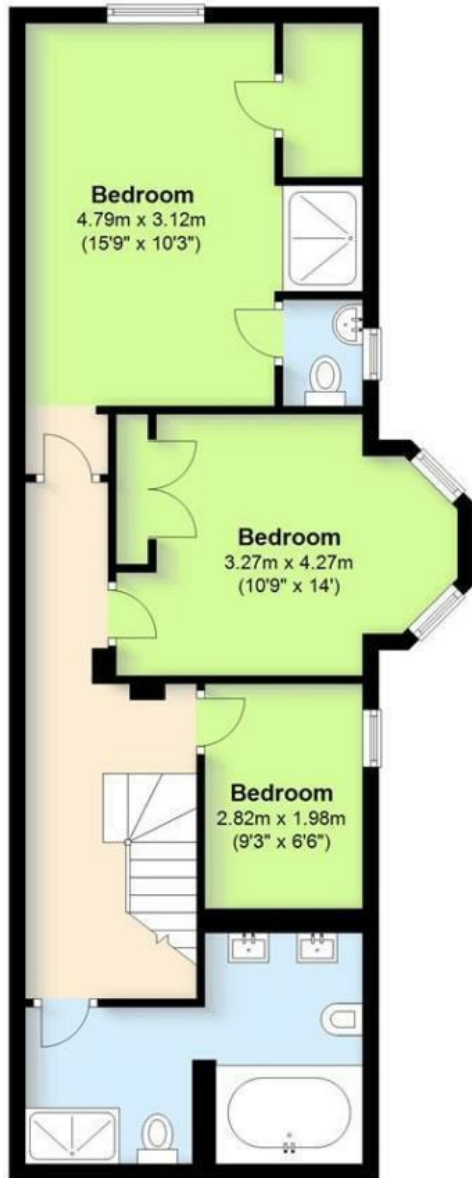
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EXTERNAL

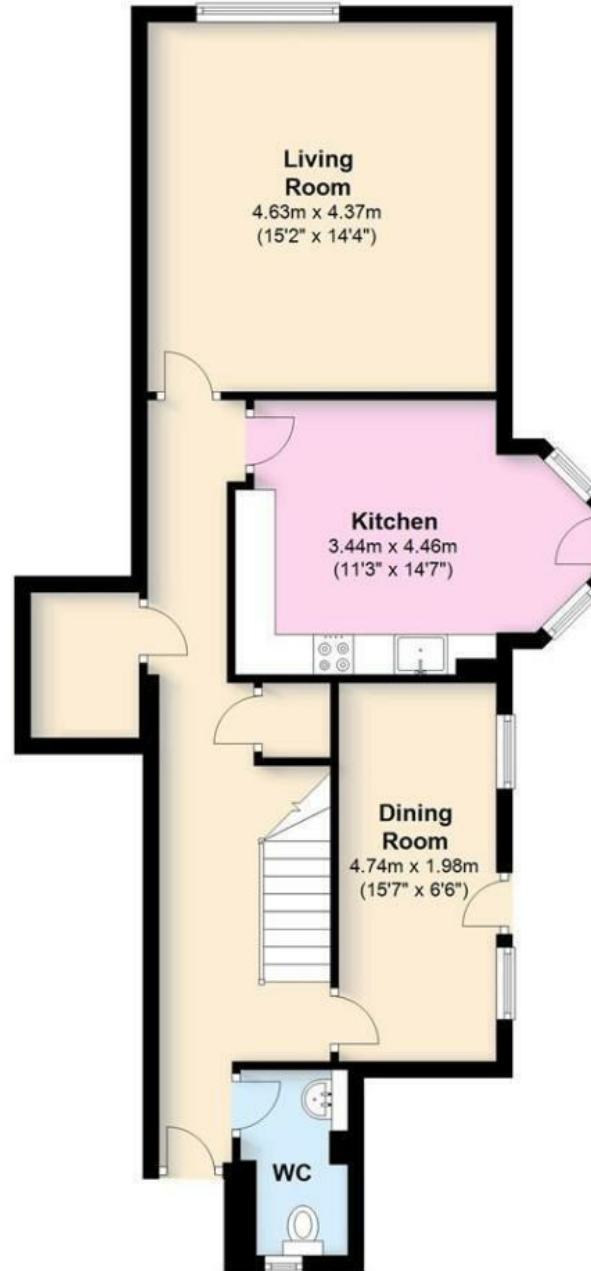
The communal grounds are beautifully maintained and well kept and are there for all residents to use and enjoy. The property offers one allocated parking bay also which is close by.



Basement
Approx. 62.3 sq. metres (671.0 sq. feet)



Ground Floor
Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 127.7 sq. metres (1375.0 sq. feet)

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		EU Directive 2002/91/EC
Environmental impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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