



Apartment 7 162a Parade, Leamington Spa, CV32 4AE

Offers Over £280,000

charlesrose.

This stunning and immaculately presented second floor apartment is located within Earl Place positioned upon the Parade in the heart of Leamington Spa. Benefiting with no onward chain, this property offers the perfect turn key home for prospective buyers. The communal areas are well maintained and as you enter the apartment, the amazing glazed vestibule offers really sets the tone. The spacious hallway with storage leads off to all rooms including a large well proportioned reception room with large sash window and tall ceilings, a well equipped breakfast kitchen, two double bedrooms with the master affording an ensuite shower room. There is also a separate bathroom on offer. Earl Place also offers access to a communal roof terrace to be enjoyed by the residents.

## LOCATION

Earl Place is located upon the Parade and is conveniently positioned to take advantage of all the town centre has to offer. It has bus stop to the front with direct access to Warwick University and a stepping stone from the train station and local parks.

## ON THE GROUND FLOOR

There is secure entry to the main front door with intercom to each apartment. Upon entry, stairs lead up to the upper levels.

## ON THE SECOND FLOOR

### Entrance Vestibule

This lovely welcoming with fully glazed vestibule leads you through to the main entrance hallway.

### Hallway

This spacious entrance offers lots of storage with a large cupboard on offer together with doors leading off to all rooms.

### Living / Dining Room

17'3" x 12'0" (5.26m x 3.68m)

This well proportioned reception room offers a real elegant feeling with the tall ceilings and focal faux fireplace on offer. The room has been tastefully decorated with lovely tones and the large sash window to the front offers lots of natural light to flood within.

### Breakfast Kitchen

10'5" x 6'9" (3.19m x 2.08m)

This well equipped kitchen has an array of modern white gloss cabinets with

complementary work surfaces, tiled splash backs and integrated appliances including oven, electric hob and extractor. Other appliances include a fridge freezer, dishwasher and washing machine.

### Bedroom One 17'3" x 10'8" (5.26m x 3.27m)

This large double bedroom with tall ceilings and large sash window to the front. There are fitted wardrobes and side tables included within this room and a door leads to the ensuite.

### Ensuite Shower Room

7'6" x 5'8" (2.30m x 1.74m)

A modern ensuite shower room has a large shower with glazed doors, wash hand basin and wc.

### Bedroom Two 14'6" x 7'6" (4.43m x 2.30m)

A further double bedroom which has an array of fitted wardrobes and office style desk. Decorated in the warm and scrumptious tone.

### Bathroom 10'0" x 6'1" (3.05m x 1.86m)

A modern and spacious bathroom suite with p shaped bath having shower over and glazed screen, wash hand basin and wc. The floors are laid with laminate and the walls tiled to the splash back areas.

## OUTSIDE

There are communal roof terraces that can be used by the residents of Earl Place.

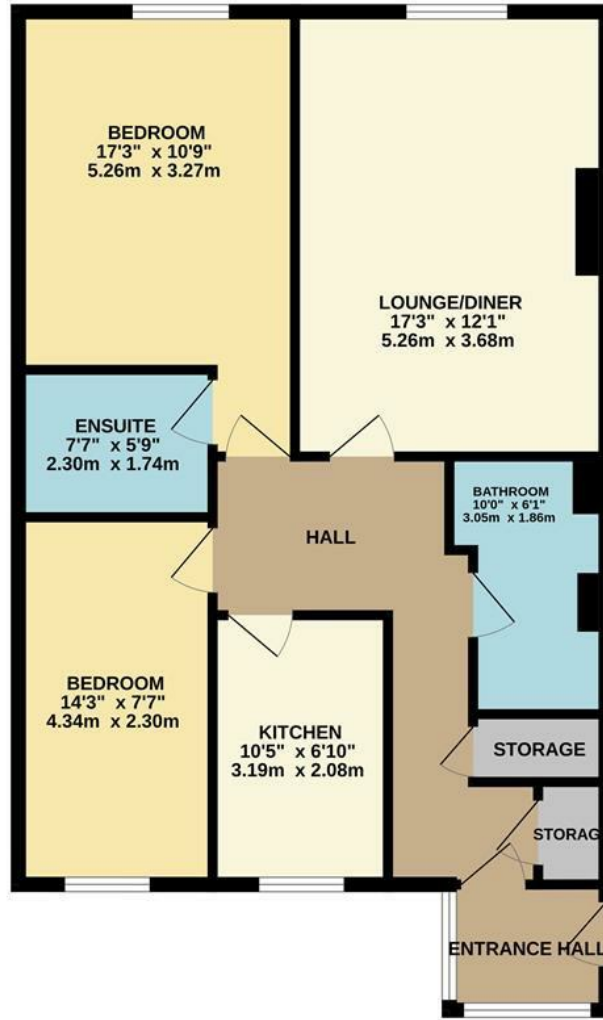
## TENURE / MAINTENANCE

The property was offered with an original lease length of 125 years of which 105 years

remain. There is an annual ground rent of £100 per annum payable and an annual service charge of £3,228.



SECOND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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