



Flat 4 54 Russell Terrace, Leamington Spa, CV31 1HE  
Guide Price £325,000

charlesrose.



This stunning, bright and spacious apartment is set within this imposing and well maintained period building located in this prestigious wide tree lined road just a stroll from the town centre of Leamington Spa. On top of this fantastic location the apartment also benefits with no onward chain, a new 999 years lease, secure gated parking and copious amounts of space, it really is an absolute gem. As you enter you are struck by the immense sense of space and light as you walk into the open plan dining kitchen. To one side there is a dual aspect and well proportioned reception room and to the other an inner hallway links you to the two double bedrooms; the master affording a fabulous ensuite. Finally there is a second bathroom on offer. Externally the building is set back from the road by its wrought iron fenced fore garden and to the rear you will find the gated entrance to the allocated safe parking access off Plymouth Place.

## LOCATION

Russell Terrace lies a short distance south of central Leamington Spa being within easy walking distance of Leamington's wide array of facilities and amenities including parks, notably Jephson Gardens, all the shops and independent retailers, a vast array of restaurants and artisan coffee shops. There are good local road links available out of the town including the M40 and A46 junctions close by and also easy access to neighbouring towns and centres including Warwick with Leamington Spa railway station also being within walking distance and providing regular commuter rail links to many destinations including London and Birmingham.

## ON THE GROUND FLOOR

### Communal Entrance

The main front door offers a secure entrance with an intercom system linked to all four apartments within the building. The communal entrance offers a regal approach with the tall ceilings accustomed to these properties and wide stair case rising to the upper floors. The communal areas are well kept and maintained with the residents really showcasing pride in the appearance,

## ON THE SECOND FLOOR

### Landing

Each floor offers a landing area as you enter into the apartment allowing space for a personal touch.

### Dining Kitchen

18'11" x 16'3" (5.78m x 4.97m)

This fabulous dining kitchen has been meticulously designed to create a sizeable and working kitchen with an array of fashionable blue cabinets with marble effect work surfaces and breakfast bar, tiled splash backs and fully integrated. Appliances include an oven, 5 ring gas hob, dishwasher, fridge & freezer and washing machine. Bright and airy and extremely sociable with copious eaves storage on offer.

### Living / Dining Reception Room

22'0" x 13'8" (6.73m x 4.19m)

This fabulous dual aspect reception room offers an abundance of space with fabulous roof top views. Decorated to a lovely standard with lots of entertaining and socialising space together with practicality involved with storage solutions beneath the eaves.

### Bedroom One

24'10" x 12'9" (7.57m x 3.91m)

The principal bedroom is huge. It has its own inner hallway and lots of natural light with the dual aspect on offer. Once again decorated to a lovely standard and having an ensuite shower room.

### Ensuite

8'4" x 6'5" (2.56m x 1.98m)

This airy ensuite has been finished to a lovely standard and offers a large shower, a vanity unit with his & hers sinks and a wc. The walls have metro style tiling in a tone of grey that gives off a warming feel and the flooring finished with a timber effect vinyl.

### Bedroom Two

11'6" x 8'7" (3.53m x 2.64m)

This second double bedroom doubles up as a home office offering that versatility so required in today's living.

### Bathroom

8'10" x 4'9" (2.70m x 1.45m)

This second bathroom has also been fitted with a modern suite including a bath with shower over, wash hand basin and wc.

## TENURE

The property will be sold with a brand new lease of 999 years upon completion. At current the service charges equate to £720 per annum of which include any ground rents due to the share of the freehold.

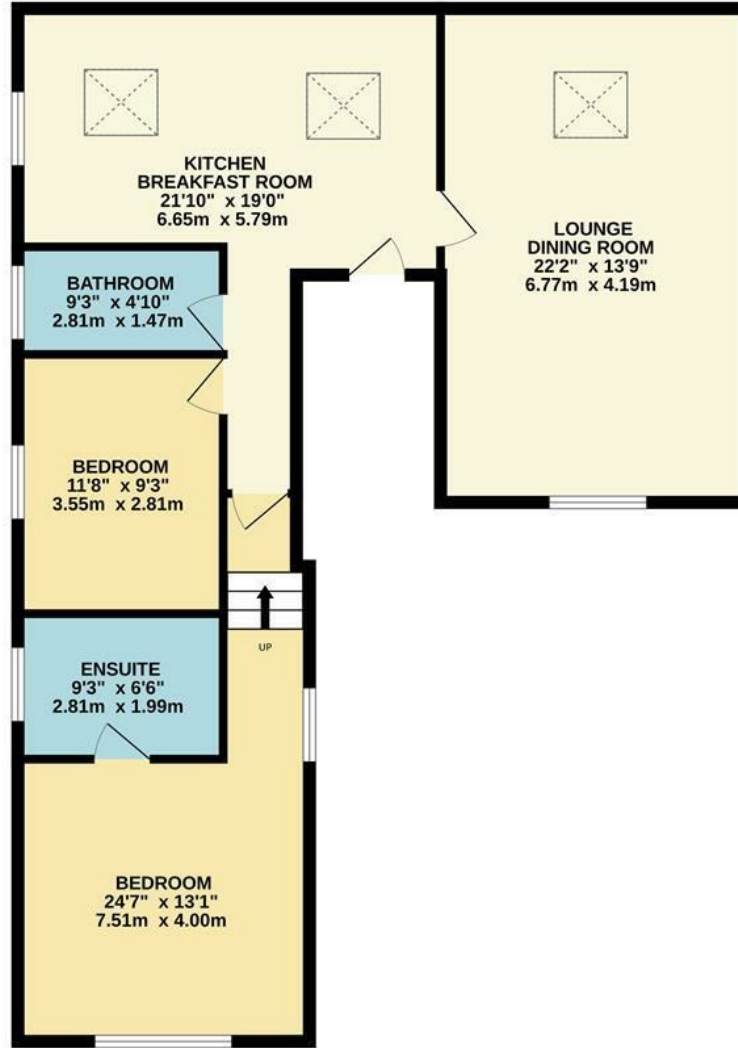
## OUTSIDE

### Parking

To the rear of the property, as stated, there is a gated secure car park accessed from Plymouth Place offering one allocated parking bay for the apartment. There is also residents permits available to owners that would allow for 2 resident permits together with 1 visitors should be required.



GROUND FLOOR  
977 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



