



3 Belmont Court Park Road, Leamington Spa, CV32 6LU  
Offers Over £225,000

charlesrose.

This beautifully presented first floor apartment is located on the prestigious Park Road to the north of Leamington Spa town centre on this wide leafy avenue offering easy access into the town centre, the local countryside and the major road networks. Set within this small collection of apartments built in the late 1970's and benefitting with a garage and parking this apartment offers spacious accommodation with a large reception room with balcony and views over the gardens. A doorway leads to the well equipped kitchen, the two double bedrooms; one having a lovely Juliet balcony. There is also storage and a modern and stylish bathroom on offer. The grounds surrounding the apartments are there for the use of all the residents and have been maintained to a lovely standard offering lawns and privacy to enjoy.

## LOCATION

Belmont Court is located off the prestigious wide and tree lined Park Road to the north of the town centre only one and half miles and giving easy access to local amenities, schooling and the major road networks. You are able to reach the A46 easily allowing easy access to a range of local towns and also the M40 link up for those requiring to commute further afield.

## ON THE GROUND FLOOR

### Communal Entrance

As you arrive within the grounds you will find the main front door having an intercom system linked to the apartment for security. Once you enter you will clearly see that the communal areas are well maintained and stairs lead you up to the upper floors. A glazed corridor will lead you to the main private front door to the apartment.

## ON THE FIRST FLOOR

### Entrance Hallway

8'11" x 4'3" (2.72m x 1.30m)

A welcoming entrance hallway with storage cupboards on offer and doors leading through into both the bathroom and the main reception room. There is the intercom system linked to the main front door.

### Living / Dining Room

17'10" x 12'3" (5.46m x 3.75m)

This spacious, well proportioned, bright and airy reception room benefits with a stunning

aspect to the front with the large patio doors opening up onto the balcony. The room itself offers plenty of space for seating and dining and doors lead off to all rooms within the apartment.

### Kitchen 10'2" x 7'10" (3.10m x 2.39m)

This well equipped modern kitchen has been fitted with an array of modern gloss white wall and base cabinets., roll top timber effect work surfaces with tiled splash back areas. Integrated appliances include an oven, gas hob and extractor hood and there are spaces and plumbing for a washing machine and dishwasher.

### Bedroom One

10'11" x 10'9" (3.33m x 3.30m)

This large and beautifully presented principal bedroom is located to the front of the apartment offering a lovely green outlook. The decor is of a great standard and there is a handy fitted wardrobe giving lots of storage.

### Bedroom Two 10'9" x 7'5" (3.30m x 2.27m)

This second double bedroom, once again decorated to a lovely standard offers not only handy storage within the fitted wardrobe but also comes with its own Juliet balcony with picture frame outlook,

### Bathroom 7'10" x 5'6" (2.39m x 1.70m)

This modern and well presented bathroom with tiled walls and floors has been fitted with a white suite including a bath with shower over, a wash hand basin and a low level flush wc. The floors and walls are both tiled and there is a heated towel rail on offer.

## OUTSIDE

### Front

The approach to Belmont Court is charming and set back from the main road behind a canopy of mature ever green trees. Communal lawns surround the building of which is there to enjoy by all residents. The main front door offers a secure intercom system to the apartment and the driveway continues to the rear.

### Rear

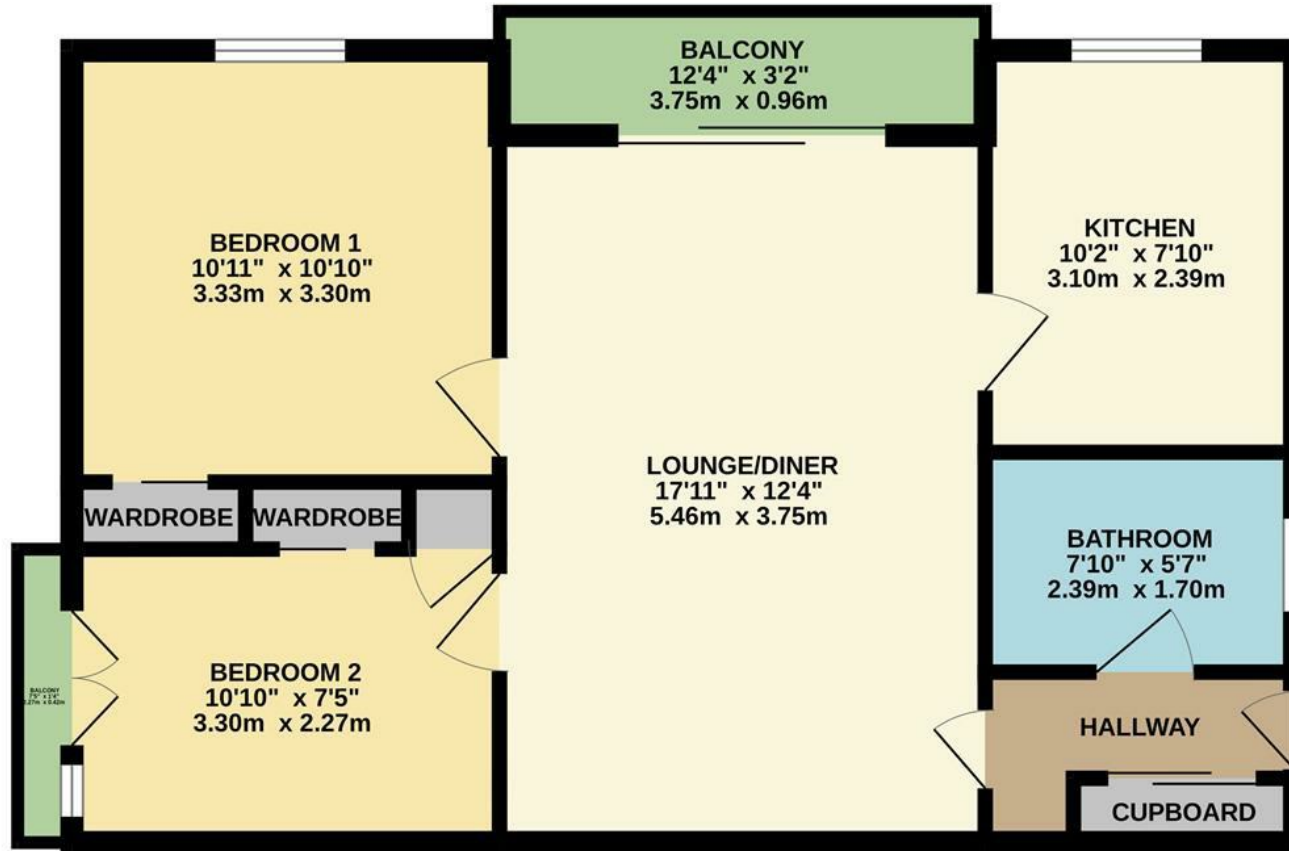
There are a selection of garages and parking found to the rear of the property. The apartment benefits with having it's own garage on block giving plenty of storage space.

## TENURE

The property is offered as a Leasehold with 140 years remaining having been extended not that long ago. There is an annual ground rent stated as peppercorn £0 and an annual service charge of £960.



# GROUND FLOOR



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	63	80
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		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		
England & Wales		EU Directive 2002/91/EC

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.



