



17 Brooklands House, Lucas Court, Leamington Spa, CV32 5JL  
Offers Over £425,000

charlesrose.



This stunning and spacious duplex apartment is located in this prominent building upon this superb gated development close to the town centre of Leamington Spa. Converted in 2003 the apartment is set over two floors and presented to a lovely standard throughout with modern fittings and contemporary neutral finish. Access to town is simply moments away on foot as too are the local parks and train station. Great benefits include no onward chain and allocated parking.

#### 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

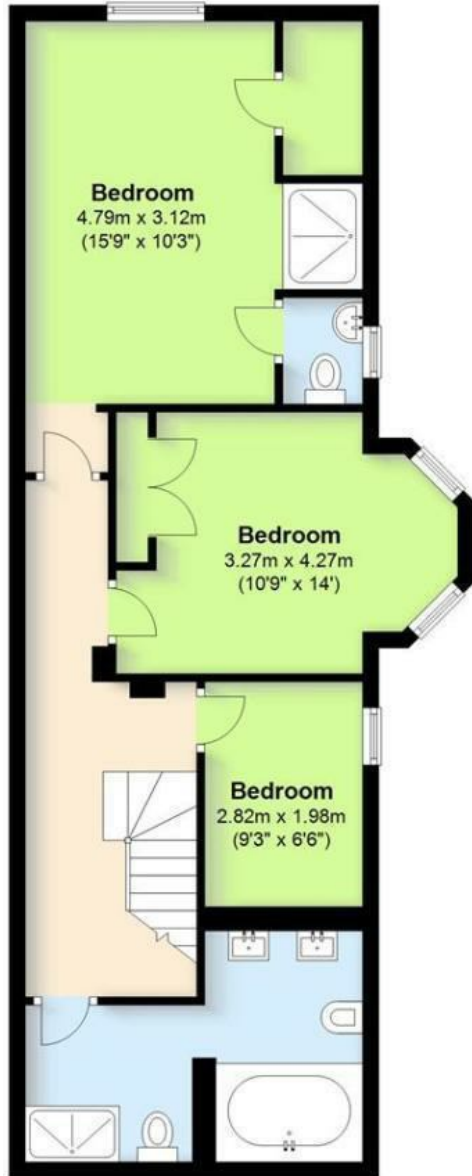
The property will be sold with a lease of 125 years commencing in 2003 and so has 101 years remaining. At current the ground rent is £125 per annum and maintenance service charges equate to £1,974.24 per annum.

#### EXTERNAL

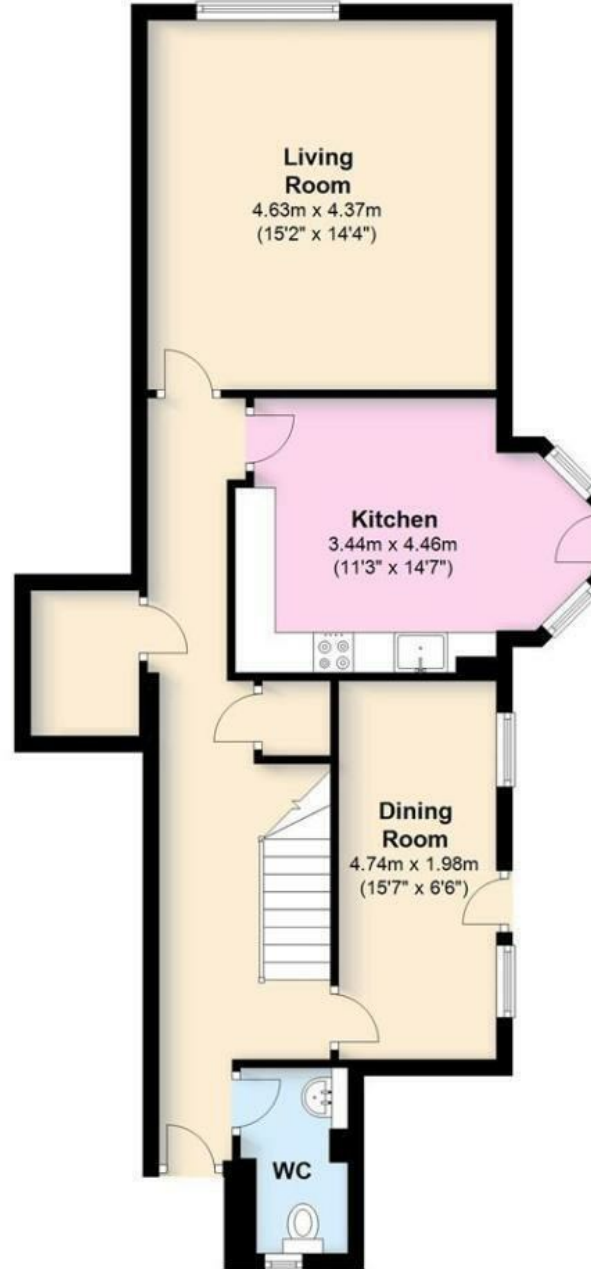
The communal grounds are beautifully maintained and well kept and are there for all residents to use and enjoy. The property offers one allocated parking bay also which is close by.



**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) <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 energy efficient - higher running costs		
England & Wales		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>		
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