



Brookhurst Court, Beverley Road, Leamington Spa. CV32 6PB

£240,000

- Generous Second Floor Purpose Built Apartment
- Two Well Proportioned Bedrooms
- Gas Central Heating And Double Glazing
- Manicured, Mature Communal Grounds
- Located On A Tree Line Nth Leamington Spa Road
- Through Lounge With Balcony
- EPC Rating D - 63
- Garage En Bloc And Unallocated Parking
- Fully Tiled Refitted Shower Room
- Warwick District Council Tax Band C

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VIEWINGS WEDNESDAY 23RD OCTOBER 2-4pm CALL TO BOOK AN APPOINTMENT.

Welcome to this charming 1960 purpose-built apartment located on the tree-lined Beverley Road in North Leamington Spa. This delightful property boasts double glazing and gas central heating whilst the accommodation comprises a through lounge with balcony, fitted kitchen, two well proportioned bedrooms and a fully tiled shower room.

Situated in a prime location, this apartment offers the convenience of being close to the town centre, making it ideal for those who enjoy easy access to amenities and local attractions.

One of the standout features of this property is the manicured communal gardens that surround the building, providing a tranquil and picturesque setting for residents to enjoy.

Also, with garaging available for one vehicle and there is also ample unallocated parking bays within the development.

Whether you're a first-time buyer looking to step onto the property ladder or a savvy investor seeking a lucrative opportunity, this apartment offers both comfort and potential. Don't miss out on the chance to make this lovely apartment your new home.



Council Tax Band: C



Brookhurst Court

Brookhurst Court is situated on the highly regarded tree lined Beverley Road in North Leamington Spa. Lying close to Leamington Spa Town Centre the development was built in the early 1960's and comprises of 42 purpose built apartments set within manicured communal grounds and with the added benefit of a generous garage en bloc.

Communal Hallway

With full height windows to the fore on each landing. There is a security inter entrance for each apartment.

Entrance Hall

Having an airing cupboard, radiator and wall light. Opening into the kitchen and all doors off to:

Lounge/Dining Room

20'9" x 12'4"

Having dual aspect windows with radiators beneath, two wall light points and a door onto the balcony with wrought iron railings and overlooking the communal grounds.

Kitchen

7'10" x 11'11"

The kitchen is comprehensively fitted with a range of white units to wall and base. The base units have a green marble effect counter with a composite sink with mixer tap and window over. Four burner gas hob with extractor hood and tiled splashbacks. Space for an undercounter fridge and an eye level oven and grill.

Bedroom One

11'5" x 11'8"

With a window to the fore with a radiator beneath, a built in wardrobe and wall lights

Bedroom Two

11'5" x 10'10"

Window to the fore with a radiator beneath and built in double wardrobe.

Shower Room

Shower cubicle with a thermostatic shower, vanity wash hand basin and a concealed cistern wc. Tiling to full height, chrome heated towel rail and a frosted window.

Garage En Bloc

Being the first garage of the block.

Leasehold Information

The apartment is held on a 999 year lease with a commencement date of 1st October 1960. There is a

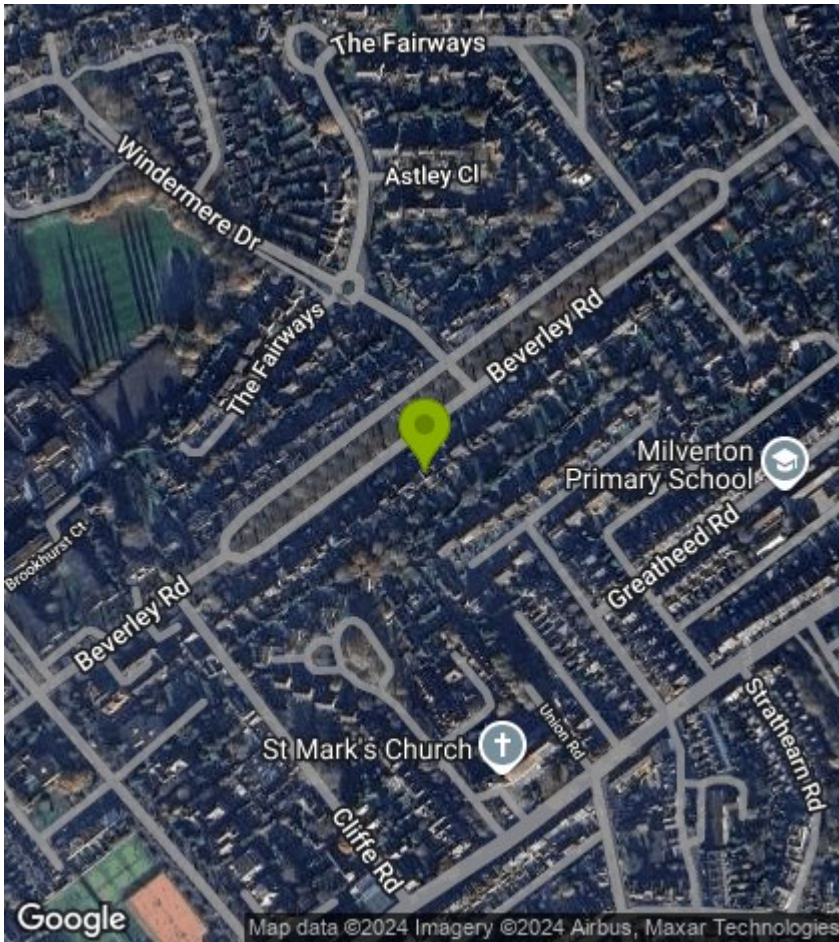
remaining unexpired term of 935 years. We understand there is no ground rent payable and an annual management charge of approximately £1,400.

Services

We understand all mains services are connected to the apartment.

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Top Floor Flat

Approx. 75.3 sq. metres



Total area: approx. 75.3 sq. metres