

Your Property - Our Business

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RESIDENTIAL



Westbrook House, Leamington Spa

Ideal for the first time buyer, an opportunity to acquire a recently refurbished third floor apartment providing well proportioned two bedroomed accommodation with refitted kitchen and bathroom, in this conveniently located north Leamington Spa development.

Price guide
£149,950



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Westbrook House

Is a purpose built development of self contained apartments, ideally sited within walking distance of the town centre and all amenities. The development was originally constructed in the 1960's and has recently been subject to considerable refurbishment to the communal areas.

The Property

Is a third floor apartment providing spacious two bedroomed accommodation including refitted kitchen and bathroom, electric heating, sealed unit double glazing and has recently been subject to

complete refurbishment throughout and is offered with immediate vacant possession. The property enjoys pleasant views over Leamington Spa and the agents consider the property will appeal ideally to first time buyers.

In further detail the accommodation comprises:-

Communal Entrance Hall

With intercom system, staircase and lift, leads to:-

Spacious Entrance Hall

8'10" x 6'6" (2.69m x 1.98m) With cloaks cupboard, leading to inner hall with night storage heater and connection, airing cupboard with lagged cylinder and immersion heater.

Lounge/Dining Room

15'10" x 11'7" (4.83m x 3.53m) With two night storage heaters, TV point and pleasant open views.

Refitted Kitchen

11'6" x 7'6" (3.51m x 2.29m) With a range of base cupboard and drawer units and complementary work surfaces, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, mosaic



tiled splash backs, built in stainless steel oven, four ring ceramic hob unit with extractor hood over flanked by high level cupboards, appliance space and plumbing for automatic washing machine, built in original cupboard units and breakfast bar.

Bedroom One

11'6" x 11'3" (3.51m x 3.43m) With night storage heater and connection.

Bedroom Two

10'6" x 11'4" (3.20m x 3.45m) With night storage heater and connection.

Bathroom/WC

7'10" x 5'3" (2.39m x 1.60m) With white suite comprising panelled bath with tiled splash backs, Triton electric shower unit, shower rail and curtain, vanity unit incorporating wash hand basin with mixer tap, low flush WC, tiled splash backs, chrome heated towel rail/radiator.

Outside

There are communal ground surrounding the property and non-designated car parking.

Tenure

The property is held on a leasehold arrangement with further details on request.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Proceeding east from our office on Warwick Place, take the left hand turn into New Brook Street and Westbrook House is located on the right hand side.

Westbrook House

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Leamington Spa
CV32 5AS

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