



ASKING PRICE

**£237,500**

**Beverley Road**

Leamington Spa, CV32 6PB

## PROPERTY SUMMARY

Flat 9, Brookhurst Court, Beverley Road, Leamington Spa is a well-presented apartment forming part of a purpose-built residential development in a popular and convenient location. The property is ideally positioned within easy reach of Leamington Spa town centre, offering access to an array of shops, cafes, restaurants and local amenities, as well as excellent transport links including nearby rail services and road connections.

The apartment is situated on an upper floor, providing a good degree of privacy along with pleasant outlooks over the surrounding area. The building itself is well maintained, with secure communal entry and neatly kept communal areas, creating a welcoming environment for residents. Residents also benefit from allocated or communal parking (subject to confirmation) and shared gardens. Internally, the property offers well-proportioned accommodation throughout, briefly comprising an entrance hallway with storage, a bright and spacious living room with balcony, fitted kitchen equipped with a range of base and wall units and space for appliances. The living space benefits from ample natural light, making it versatile for relaxing or entertaining.

2



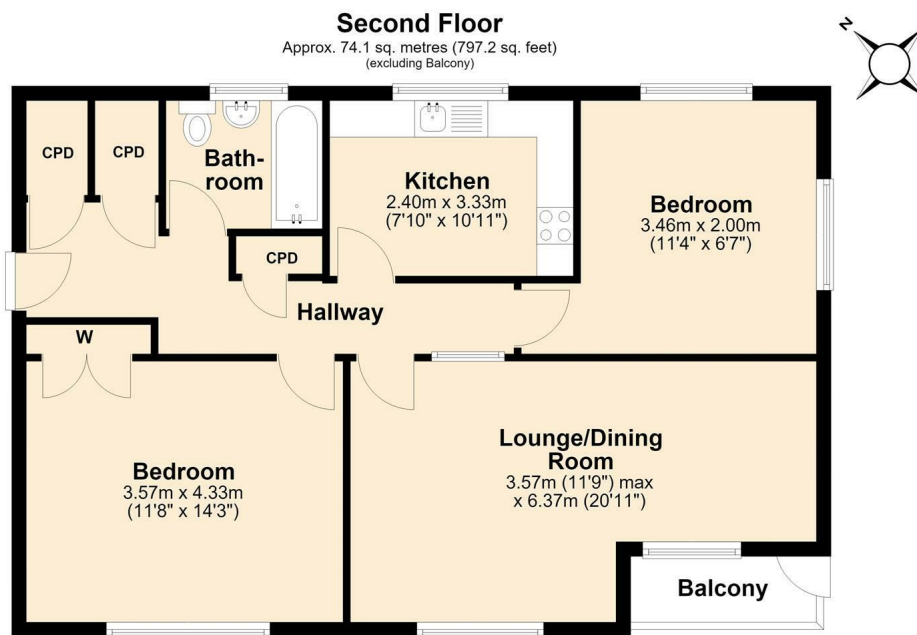
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Total area: approx. 74.1 sq. metres (797.2 sq. feet)

2  
1  
1

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>	76	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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