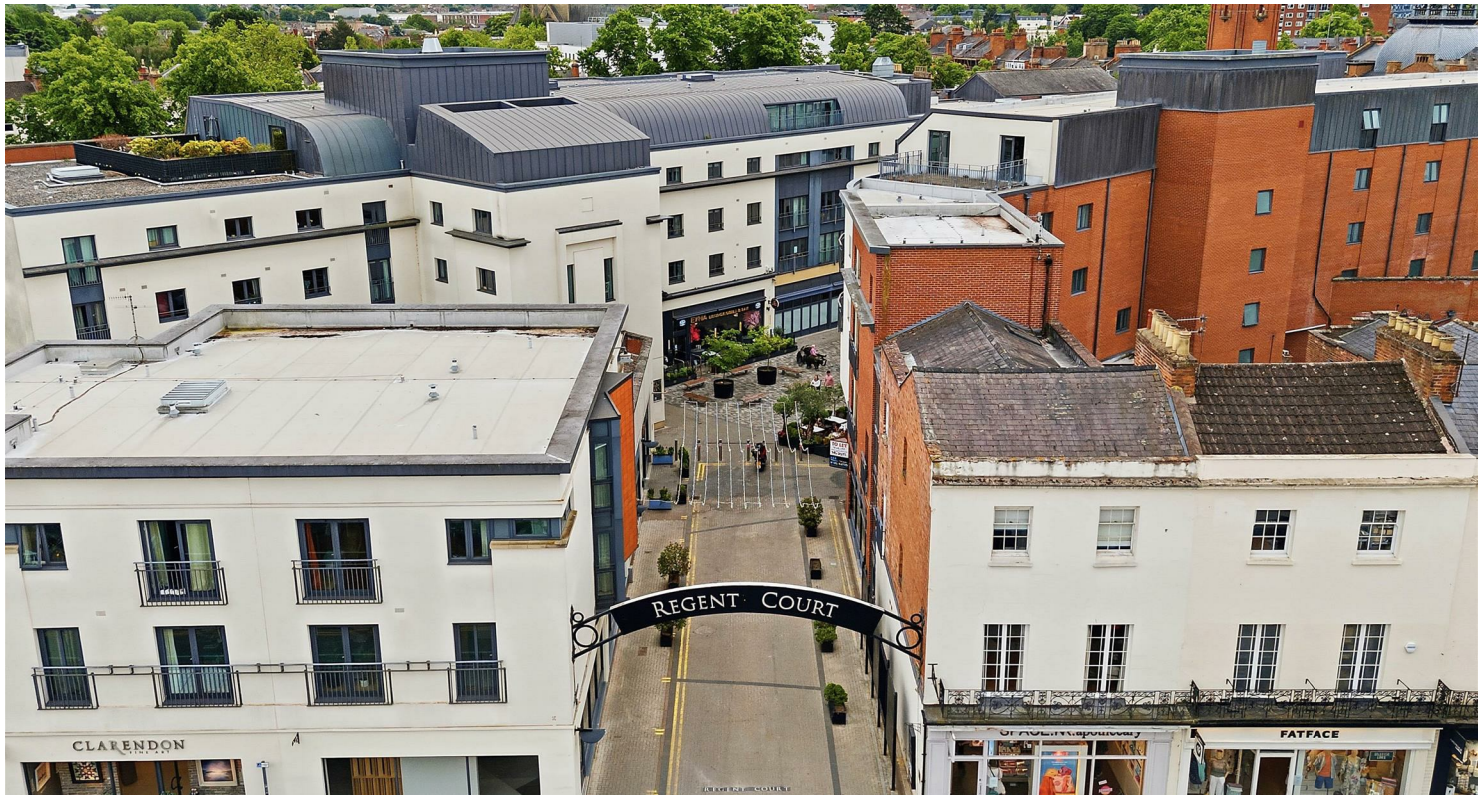







# Apartment 18 Napoleon House, 4 Livery Street, Leamington Spa,

## Offers Over £250,000

- SOUGHT AFTER CENTRAL LOCATION
- BEAUTIFULLY PRESENTED
- EXPANSIVE APARTMENT WITH ROOF TOP TERRACES
- UNDERGROUND SECURE PARKING.
- AMENITIES ON YOUR DOORSTEP

73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

sales@maisonestates.co.uk
https://maisonestates.co.uk/

# 4 Livery Street, Leamington Spa CV32 4NP

***EXECUTIVE 2 BEDROOM APARTMENT WITH COMMUNAL ROOF TOP TERRACES & UNDERGROUND ALLOCATED PARKING*** set in the heart of Leamington Spa's Parade, just moments from a plethora of retailers, bars and restaurants, leisure attractions and plenty More...

2 1 1 C

Council Tax Band: D





***EXECUTIVE Homes***

This third floor Apartment features an open plan Lounge kitchen diner with JULIET Balcony & integrated appliances, 2 DOUBLE Bedrooms (1 with built-in Wardrobes), family bathroom with shower, two communal ROOF-TOP Terraces, electric heating and ALLOCATED UNDERGROND PARKING. Beautifully presented, having been fully redecorated and newly fitted carpets in the bedrooms. Residents benefit from secure entry, lift access, and well-maintained communal areas.

Set in the heart of Leamington Spa's parade, you can enjoy access to a plethora of it's Boutique shops, family friendly bars and restaurants catering for an array of cuisines and leisure attractions such as JEPHSON Gardens, road/transport links and plenty More...

Would make an excellent starter Home, Pied-à-terre or Buy to Let in a desirable central Location.

DIMENSIONS (to widest point):
- Lounge kitchen/diner: 28’1” x 10’11”
- Bedroom 1: 12’7” x 12’2”
- Bedroom 2: 14’4” x 11’2”

TENURE:
- No Chain.
- Leasehold: 102 years remaining (125 years from 1st January 2004).
- Annual service charge: Approx £2,573.39
- Annual ground rent: £280.

FOR INFO:
- Council Tax Band: D.
- EPC Rating: C (Certificate expiry August 2035)
- Electrical Installation Condition Report (EICR) expiring February 2031.

CONTACT: MAISON Estates.

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

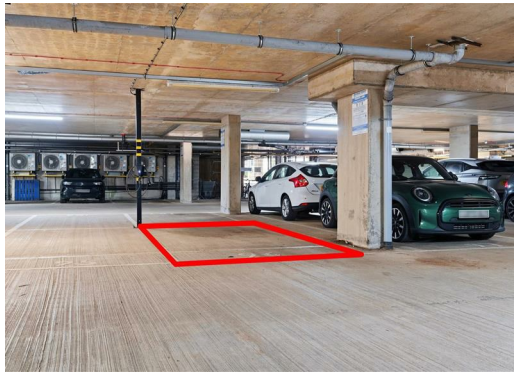
Consult Maison Estates for further information.

















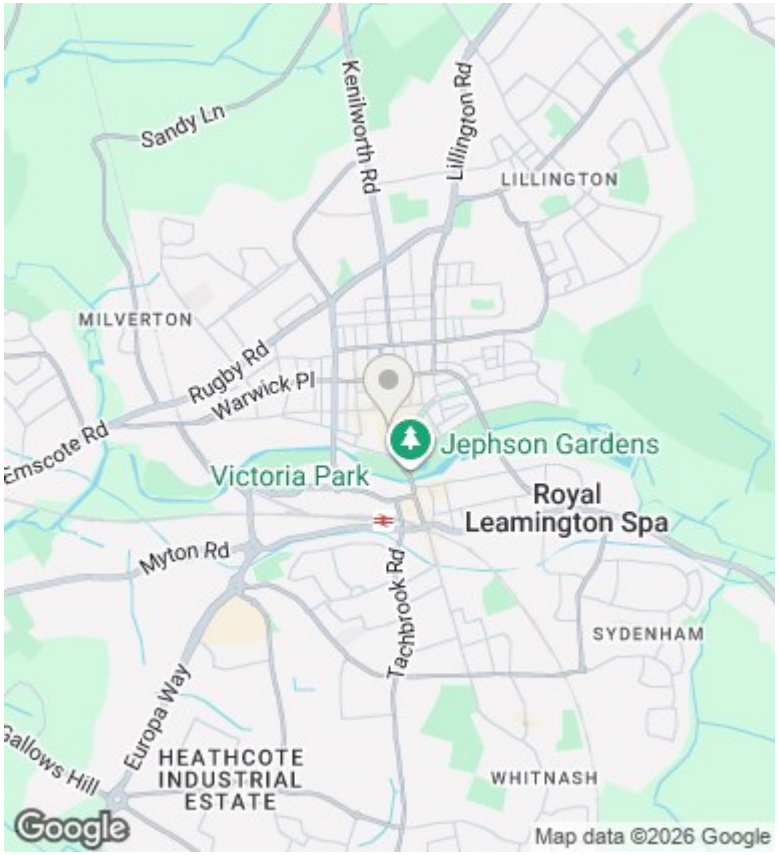


3RD FLOOR
761 sq.ft. (70.7 sq.m.) approx.




TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

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.
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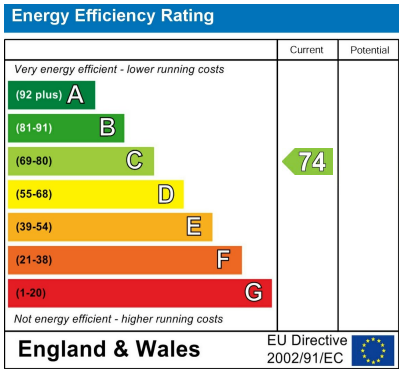

## Directions

## Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

## Council Tax Band

D




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