



Beautifully converted two bed duplex

16 Southcotes 54-56
Warwick New Road
Royal Leamington Spa
CV32 6AA


MARGETTS
ESTABLISHED 1806

Price Guide £475,000

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Very stylish, well proportioned, two storey duplex apartment forming part of a beautiful Victorian conversion. Ideal location for Leamington Spa and its beautiful parks and walks, train station and Midland Motorway networks. The property offers an abundance of style and character and offers 1370 ft.² of accommodation over two spacious levels benefitting from a beautiful lounge dining room with stunning bay window, fitted breakfast kitchen, two large double bedrooms each with ensuite facilities, ground floor cloakroom and two allocated car parking spaces.

Steps up to the communal front door with video intercom system.

ELEGANT COMMUNAL ENTRANCE HALL

Private door opens into the apartment.

PRIVATE RECEPTION

with video system together with period radiator and high ceilings.

CLOAKROOM

with low level WC, tiled floor, wash hand basin with mixer tap, heated towel rail.

MAGNIFICENT LOUNGE/DINING ROOM

20'11" x 21'5" into bay reducing to 15'4"

with large bay window to the front having window seat and incorporating the dining area fitted with period style shutters, fire setting with hearth and surround, beautiful coved ceiling, period style radiators, further window with fitted shutters and staircase rising to the first floor landing.

STYLISH BREAKFAST KITCHEN

11'8" x 13'2"

with beautiful work surfacing incorporating a one and a quarter bowl sink with mixer tap and a Hotpoint four ring gas hob, with comprehensive range of base units under incorporating the Bosch integrated full sized dishwasher, range of eyelevel wall cupboards with glazed display cabinets and cooker hood together with under unit lighting and tall larder cupboard incorporating the Bosch oven and Bosch microwave and fridge and freezer, beautiful island unit with draws and breakfast bar, period radiator and large rear double glazed sash window with period shutters.

FIRST FLOOR LANDING

MASTER BEDROOM SUITE - FRONT

20'11" max reducing to 17'5" x 18'9" to 12'5"

with bay window and further window to the front fitted with period shutters, beautiful coved ceiling, period radiators, door opening to a deep and tall over stairs storage cupboard and door through to the

ENSUITE LUXURY BATHROOM

with large tiled shower cubicle with adjustable shower, wash hand basin, shaver point, low level WC, tiled areas, downlighters, window with period style shutter and extractor fan.



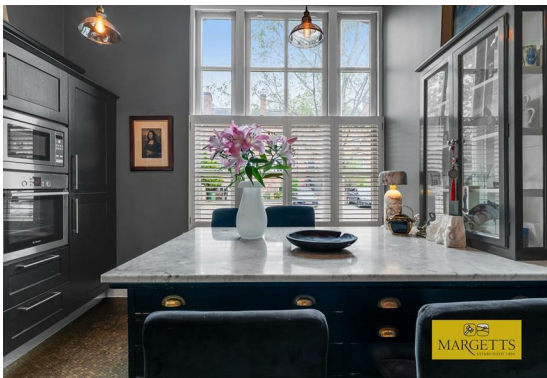
LARGE DOUBLE BEDROOM TWO

13'2" x 11'0" + 4'11" x 3'7"

with two sets of windows enjoying period style shutters, period radiator and door opening to a large and full walk-in storage cupboard.

ENSUITE BATHROOM

has a period style tub bath with shower and low-level WC together with wash hand basin with mixed tap fitted into the vanity unit with drawers beneath, tiled floor, period panelling to the walls, heated towel rail, double glazed circular window, downlighters, shaver point, and extractor fan.



OUTSIDE + PARKING

Well maintained communal areas, allocated parking spaces labelled 16 and 16V. Service charge to be confirmed. Original Lease for 999 years from 01.01.2005 with a peppercorn ground rent.





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Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)




First Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



Total area: approx. 118.6 sq. metres (1276.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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