



Livery Street  
Leamington Spa CV32 4NP

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- Two double bedrooms
- Juliette Balcony
- Fitted kitchen with appliances
- Town centre location
- Under ground parking
- No Chain
- Lift Access

\*\*\*TOWN CENTRE LOCATION WITH NO UPWARDS CHAIN\*\*\* A modern two double bedroom property in Leamington Spa.

The property comprises of a good size open plan lounge/kitchen with appliances and a Juliette balcony, two double bedrooms and a bathroom. The property is located in the town centre and has an under ground parking space.

Book a viewing today on 01926 428989.

EPC Rating C

#### Communal Entrance

Having a secure communal entrance with an intercom system. Having lift access to all the floors.

#### Entrance Hall

Having a storage heater and access to adjacent rooms.

#### Storage Cupboard

Having plumbing for a washing machine and having light and power.

#### Lounge/Kitchen

23'1" x 12'1"

The lounge / kitchen / diner has wooden flooring. The kitchen has a good range of wall and base units and benefits from having integrated appliances which include, fridge / freezer, double oven hob, extractor fan and a dishwasher. The lounge also has a Juliet balcony.



### Bedroom One

12'3" x 8'11"

This good size double bedroom with a storage heater and double glazed window to the rear.

### Bedroom Two

12'3" x 8'11"

Another good size double bedroom with storage heaters and double glazed window to the rear.

### Bathroom

Fitted with a modern three piece suite and having a power shower over the bath. Also benefiting from a heated towel rail, tile flooring and spot lights.

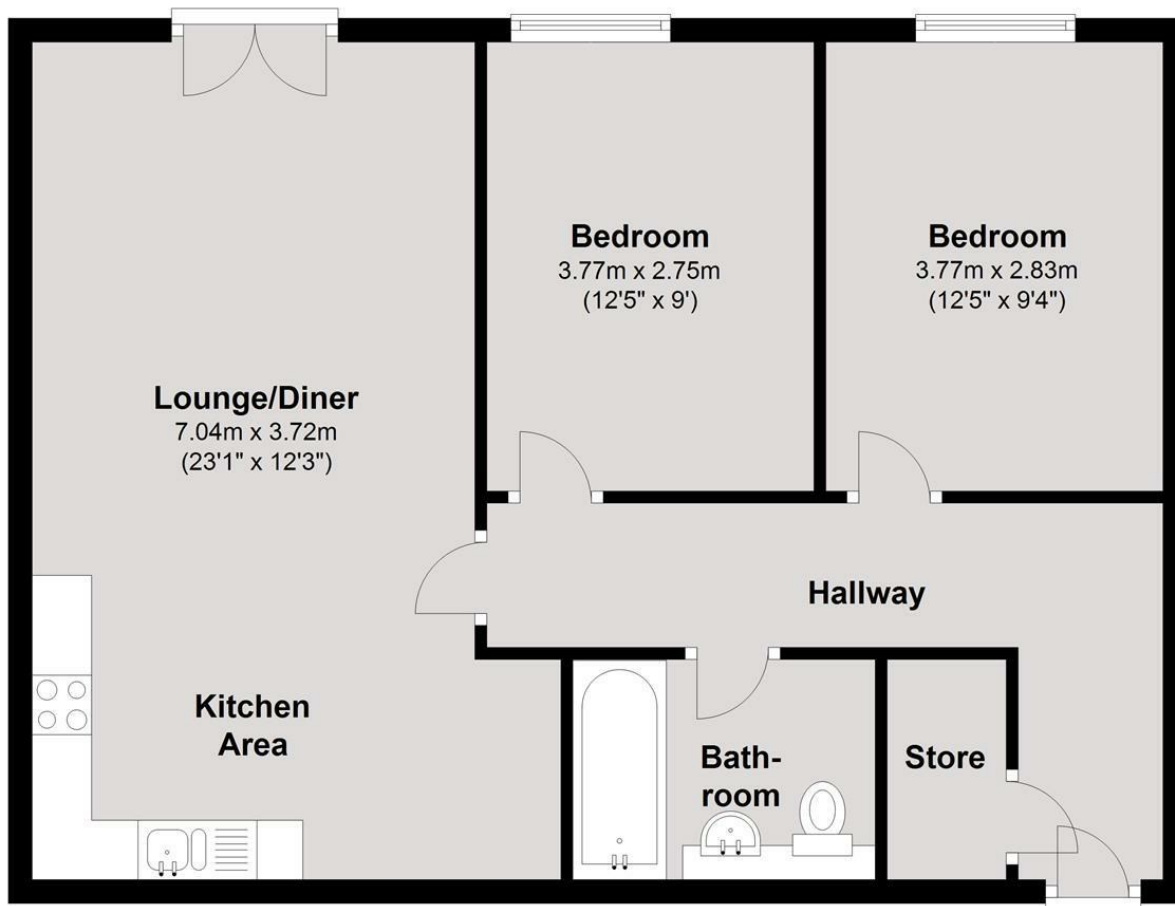
### Sales Disclaimer - LSPA

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



# Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



Total area: approx. 66.9 sq. metres (720.0 sq. feet)

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>		
(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>	74	80
	EU Directive 2002/91/EC	

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