9 Chapel Court, Leamington Spa

A well maintained duplex apartment providing well appointed gas centrally heated two bedroomed accommodation, including car parking in this highly regarded town centre development.

£324,950
Chapel Court, Windsor Street, is a unique development of self contained apartments of varying sizes, centred around a gated courtyard, located close to the centre of Leamington Spa, close to all facilities and amenities including shops, schools, recreational facilities and also within easy reach of the railway station. Originally constructed approximately ten years ago, the development has proved to be very popular.

**The Property** Is a well maintained duplex apartment providing well appointed gas centrally heated, two bedroomed accommodation and includes a fitted kitchen, separate cloakroom and features a large landing area. The property is located in the centre of this popular development, includes car parking and has been maintained to a good standard throughout. The agents consider internal inspection to be highly recommended.

In further detail the accommodation comprises:-

**Entrance Hall** With timber panelled entrance door, staircase off, double radiator, down lighters and under stair cupboard.

**Lounge** 3.81m x 3.89m (12'6'' x 12'9'') With radiator, TV point, windows to two aspects.

**Cloakroom/WC** Being half tiled with low flush WC with concealed cistern, wash hand basin with mixer tap, tiled splash back and down lighters.

**Fitted Kitchen** 3.89m x 2.51m (12'9'' x 8'3'') With extensive range of base cupboard and drawer units with stainless steel door furniture, rolled edge work surfaces and returns, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, AEG oven, microwave, four ring hob unit with stainless steel splash back and canopy extractor over, built in fridge freezer, dish washer, washer dryer, integrated wine rack, concealed pelmet lighting, Baxi wall mounted gas fired central heating boiler and programmer, radiator and down lighters.

**Stairs and very spacious Landing** With access to roof space, down lighters and radiator.

**Bedroom One** 2.74m x 3.51m (9' x 11'6'') With windows to two aspects, radiator, built in cupboard with hanging rail and shelf,

**Bathroom/WC** With white suite comprising panelled bath, pedestal basin, low flush WC with concealed cistern, half tiled walls and shower area with integrated shower unit and screen, down lighters, extractor fan, alcove with fitted shelves.
Bedroom Two  3.81m x 3.28m (12'6" x 10'9") With windows to two aspects, double built in wardrobe with hanging rail and shelf, radiator.

Outside  The property is approached via security gates to a secure courtyard and there is a designated car parking facility to the rear of the property, approached from Portland Street.

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 excluding 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 via Warwick Street, take the right hand turn into Windsor Street and Chapel Court will be found located on the right hand side.

Chapel Court
Windsor Street
Leamington Spa
CV32 5ER
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