

# Kinmond Court

Leamington Spa CV32 4QU



£130,000

Kinmond Court is a purpose built two bedroom second floor apartment situated in the heart of Leamington Spa town centre. The property benefits from an entrance hall, spacious lounge / dining room, kitchen, two bedrooms, bathroom, double glazing, lift and communal parking. The property is offered to the market with no onward chain.



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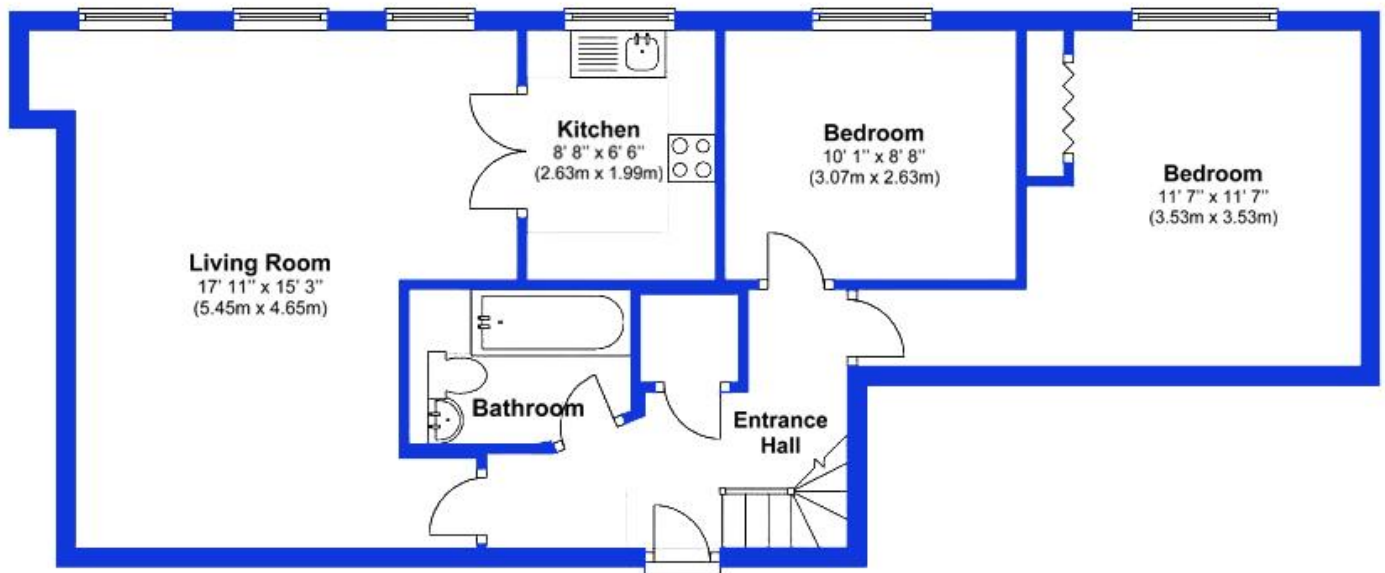
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# Kinmond Court Leamington Spa CV32 4QU

## Second Floor



TOTAL AREA: APPROX 63.8 SQ. METRES (686.9 SQ. FEET)

- Purpose Built Retirement Development
- Second Floor Apartment
- Two Double Bedrooms
- Spacious Lounge / Diner
- Lift Access
- Communal Gated Parking
- Central Leamington Spa Location
- No Chain

### Entrance Hall

With steps down from front door, under stairs storage cupboard, further storage cupboard housing hot water cylinder and electric fuse board, wall mounted storage heater and doors off to all rooms.

### Lounge / Dining Room

With three double glazed windows to the front, two wall mounted storage heaters, telephone point, wall lighting, television aerial point, and double doors leading to kitchen.

### Kitchen

With a range of wall and base mounted units with complementary work surfaces over incorporating a stainless steel sink and drainer unit, integrated electric oven, electric ceramic hob with cooker hood over, space for fridge and freezer and tiling to splash back areas.



### Bedroom One

With double glazed window to the front with secondary glazing, wall mounted storage heater, built in wardrobes and wall lights.

### Bedroom Two

With double glazed window to the front with secondary glazing, wall mounted storage heater and wall lights.

### Bathroom

With a suite comprising of a panelled bath with electric shower over, wash hand basin, low level W.C, tiling to walls, heated towel rail and extractor fan.



### Communal Spaces

With secure entry system, ground floor communal lounge and laundry area.

### Parking

The property benefits from communal gated parking.

### Tenure

We understand the property is Leasehold with 125 years from August 1995, a yearly service charge of approximately £3687.24 and annual ground rent of £582.56.



