



Flat 3, 3A Gordon House, Russell Terrace

Leamington Spa **CV31 1EZ**

Guide Price £250,000

Flat 3, 3A Gordon House,

If ever there was an apartment that required an internal inspection to be fully appreciated, then this is it! Being positioned on the upper two storeys of one of the oldest and most historic Grade II Listed buildings in south Leamington, this split-level apartment has been much improved to afford exceptionally well presented accommodation which includes a spacious re-fitted dining kitchen and contemporary re-fitted shower room. Perhaps the greatest asset of the accommodation, however, is the proportion of the apartment's rooms which include a spacious and characterful lounge, the aforementioned generous re-fitted dining kitchen and two double upper-floor bedrooms which are equally generous in size. Add to that a good expanse of communal garden externally and the close proximity of the apartment to all town centre facilities. This is an excellent property for first-time purchasers or those simply seeking a comfortable and spacious home close to Leamington town centre.

LOCATION

Gordon House is a substantial period property having origins in the early 1800's as a farm house. Being uniquely tucked along a walkway off Russell Terrace itself, this apartment is ideally placed for access to the full range of Leamington town centre amenities including shops and independent retailers, popular bars and restaurants and Leamington's wide array of parks, including Jephson Gardens. There are excellent local road links available to neighbouring towns and centres including routes to the Midland motorway network, whilst Leamington Spa railway station is also within easy walking distance, providing commuter rail links to many destinations, notably London and Birmingham.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

From which stairs ascend to:-

SECOND FLOOR LEVEL

Where a private entrance door gives access to the apartment itself and:-

ENTRANCE VESTIBULE

With a short flight of stairs ascending to:-

HALLWAY

With large sash window to front elevation, central heating radiator and access to:-

LOUNGE

5.38m x 4.22m (17'8" x 13'10")

With feature cast iron fireplace, sash window to front elevation together with further window to rear elevation, staircase off ascending to the upper floor, two central heating radiators, ceiling beams and three wall light points.

RE-FITTED KITCHEN/DINING ROOM

4.27m x 3.43m (14'0" x 11'3")

Having been stylishly and comprehensively re-fitted with a range of units in a light grey panelled style finish, with antique style door furniture, and comprising base cupboards and drawers surmounted by slate effect worktops with matching upstands, integrated stainless steel four burner gas hob with filter hood above and matching integrated electric oven below, integrated Bosch slimline dishwasher, together with space and plumbing for washing machine, large larder style cupboard which conceals the gas fired combination boiler together with a range of coordinating wall cabinets having under-unit lighting, inset ceiling downlighters, wood strip effect flooring, central heating radiator and window to rear elevation.

RE-FITTED SHOWER ROOM

Being appointed in contemporary style with inset wash hand basin having mixer tap and integrated storage below, coordinating WC with concealed cistern and push button flush, large walk-in shower enclosure being tiled internally with period style shower having twin shower heads, mirrored wall cabinet, towel warmer/radiator, period style floor covering, sash window and ceiling downlighters.

UPPER LEVEL

Accessed via a staircase from the lounge and with the landing featuring a double glazed roof light, large walk-in wardrobe/storage cupboard with central heating radiator and ledge and brace style doors giving access to:-

Features

Superb Split-Level Duplex Flat

Top Two Storeys of a Historic Building

Spacious and Comfortable Lounge

Re-fitted Dining Kitchen

Two Excellent Double Bedrooms

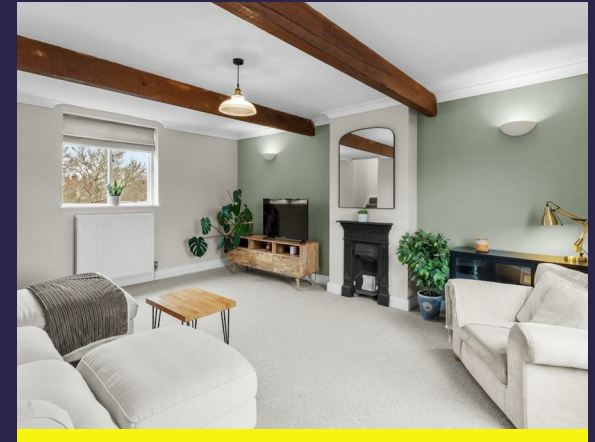
Re-fitted Shower Room Together with Cloak/Wash Room

Generous Communal Garden

Beautifully Presented Throughout

Highly Convenient for Town Centre

Grade II Listed



BEDROOM ONE

4.22m x 4.11m approx average into eaves (13'10" x 13'6" approx average into eaves)

Featuring a beamed ceiling with large double glazed roof light together with smaller gable end window and central heating radiator.

BEDROOM TWO

4.22m x 4.11m approx average into eaves (13'10" x 13'6" approx average into eaves)

With large double glazed roof light, beamed ceiling and central heating radiator.

WASH ROOM/WC

With white fittings comprising low level WC with concealed cistern and push button flush and wall mounted wash hand basin with mixer tap.

OUTSIDE

COMMUNAL GARDEN

Positioned to the front of the building is a generous communal garden area which is largely grassed and providing an attractive outside space with ample room for barbecues, garden furniture etc.

TENURE

The property is of leasehold tenure for a term of 999 years from 2022. The residents each own a one-third share of the freehold interest and there is no ground rent payable.

SERVICE CHARGE

The former management company Avonmine Limited, is currently in the process of being reinstated with a monthly service charge anticipated in the region of £50-£60.

DIRECTIONS

Postcode for sat-nav - CV31 1EZ.





Floorplan

Internal Living Area 1,129sq ft / 104.85m2

SECOND FLOOR



THIRD FLOOR



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General Information

Tenure
Leasehold

Fixtures & Fittings

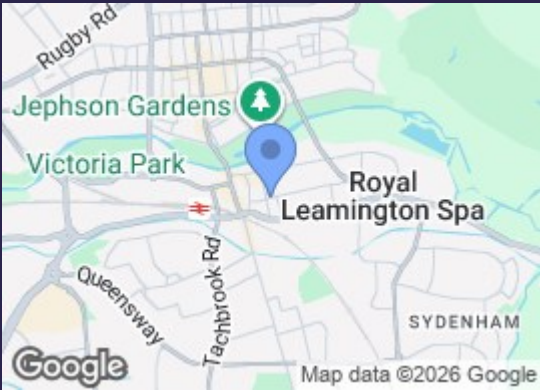
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	