



11 Stephenson Court, Station Approach

Leamington Spa **CV31 3SN**

50% Shared Ownership £125,000

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An elegant second floor apartment in the heart of Royal Leamington Spa. Nestled in the desirable Stephenson Court on Station Approach, this beautifully presented second floor apartment offers a perfect blend of comfort and convenience. Featuring two spacious bedrooms, a modern bathroom and a bright, airy living area, this home is ideal for first-time buyers looking to step onto the property ladder.

Inside the apartment is stylishly maintained, boasting a contemporary kitchen and bathroom. A standout feature is the private balcony, also having allocated parking space in a secure residential area and visitor car park.

Available with a 50% shared ownership option (or more, subject to arrangement with Platform Housing Group), this home presents an excellent opportunity for those seeking a well-connected and scenic place to live.

The apartment is available for sale for 100% share ownership for £250,000 (subject to arrangement with Platform Housing Group).

Don't miss the chance to make this exceptional property your own!

LOCATION

Set within a peaceful residential area, the property is just a short stroll from a variety of local amenities, including shops, schools and excellent transport links. Leamington Spa's vibrant town centre, with its array of boutiques, restaurants and cafés, is only a 10-minute walk away. Additionally, commuters will appreciate the property's proximity to Leamington Spa train station - just a 10-minute walk away.

SECURE COMMUNAL ENTRANCE HALL

Having stairs leading up to all the floors, lift access and doors to other apartments.

ENTRANCE HALLWAY

Having a secure intercom system, doors to adjacent rooms, a large storage cupboard which is great for storage for shoes / washing machine (also housing the combination boiler), coats and cleaning products and a gas central heating radiator.

OPEN PLAN LOUNGE / DINER / KITCHEN

7.62m x 3.85m (24'11" x 12'7")

The lounge area is bright and airy and comprises of a gas central heating radiator, door leading out to the balcony, double glazed windows to the side elevation, two gas central heating radiators and space for lounge / dining room furniture. The kitchen area comprises of work top surfaces, cupboards, built-in four ring electric hob with an electric oven unit below and an extractor fan. The kitchen also has space for a washer dryer and fridge freezer.

MASTER BEDROOM

4.36m x 2.78m (14'3" x 9'1")

A great sized double bedroom which has a gas central heating radiator, double glazed windows to the side elevation and space for bedroom furniture.

BEDROOM TWO

5.10m x 2.59m (16'8" x 8'5")

Another great sized double bedroom which has a gas central heating radiator, double glazed windows to the side elevation and space for bedroom furniture.

Features

Share Being Sold - 50%

Apartment Block Has A Lift

Second Floor Apartment

Short Walk Into Town Centre

Allocated Parking Space

Spacious Apartment

Private Balcony

Open Plan Living Accommodation





Floorplan

Approx Internal Living Area 688sq ft / 63.92m²

SECOND FLOOR



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General Information

Tenure

Leasehold

Fixtures & Fittings

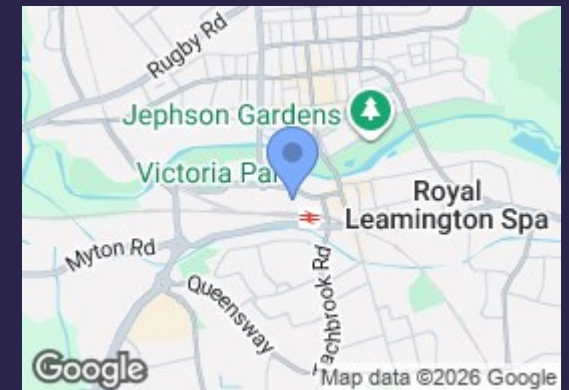
Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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