



20 Victoria Pointe, De Normanville Avenue

Leamington Spa **CV31 3SR**

Offers Over £450,000

20 Victoria Pointe, De Normanville Avenue

Constructed around five years ago by A C Lloyd, this is a rare opportunity to purchase a stunning contemporary third floor apartment situated a short distance south of central Leamington Spa and within minutes' walk of Leamington Spa railway station. One of the undoubted features of the apartment is its 270° roof terrace which wraps around the property on three sides and from which there are fabulous views in multiple directions including over Victoria Park and its tennis courts. Internally, the apartment can be accessed by both stairs and lift and is one of only two apartments of this design with the Victoria Pointe building. Being thoughtfully laid out for contemporary living, the gas centrally heated and double glazed accommodation includes a fabulous through lounge/dining kitchen with access from the lounge to the roof terrace. Three bedrooms are complemented by en suite facilities to the master bedroom, along with a family bathroom, with the master bedroom also allowing access to the roof terrace. Externally, there are two private allocated parking spaces whilst the roof terrace provides space for bistro set, barbecue etc. Overall this exceptional stylish and light three bedroomed apartment is superbly suited to town living.

LOCATION

De Normanville Avenue lies a short distance south of central Leamington Spa, being positioned alongside the approach to Leamington station and within walking distance of nearby Victoria Park as well as all Leamington town centre facilities. These include shops and independent retailers, popular bars and restaurants, artisan coffee shops and easy access to other local towns and road links. The close proximity of the apartment to the station means that this is an ideal home for those who commute, particularly to London and Birmingham.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Which is protected by an entry security system and from which both stairs and lifts ascend to:-

THIRD FLOOR LEVEL

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

THROUGH ENTRANCE HALLWAY

With Karndean flooring throughout, inset ceiling downlighters, central heating radiator, entry telephone, double doors to large and useful walk-in storage cupboard and further stylish internal doors radiating to all of the accommodation.

THROUGH LOUNGE/DINING ROOM & KITCHEN

8.86m x 3.96m (29'1" x 13'0")

A fabulously light and spacious through living and kitchen space with the lounge area featuring a double glazed door opening onto the balcony with the lounge area featuring stylish fitted storage and display units, two central heating radiators, Karndean flooring throughout and through access to the kitchen area which is stylishly and extensive equipped with a range of contemporary units in a grey gloss finish, comprising ample base cupboards and drawer storage, including pan drawers, coordinating wall cabinets

to two sides, large wall cabinet concealing the Worcester gas fired boiler, a range of integrated appliances comprising induction electric hob by Neff with concealed filter hood over, twin Zanussi ovens with integrated fridge and freezer below, integrated dishwasher together with integrated washer/dryer, Bellagio worktops with matching upstands and period style tiling above, inset ceiling downlighters and dual aspect double glazed windows from which there are extensive views.

MASTER BEDROOM

3.99m x 3.56m (13'1" x 11'8")

With fitted double wardrobe having sliding mirror doors fronting, Karndean flooring throughout, central heating radiator, door opening onto the balcony with a view to the Victoria Park tennis courts beyond and internal door to:-

EN SUITE SHOWER ROOM

Which is attractively fitted with fully ceramic tiled walls and Karndean flooring, coupled with contemporary white fittings comprising low level WC with inset flush, wall mounted wash hand basin with mixer tap, shower enclosure with glazed door giving access and dual head shower unit, bathroom cabinet, obscure UPVC double glazed window, chrome towel warmer/radiator and inset ceiling downlighters.

BEDROOM TWO

3.58m x 3.10m (11'9" x 10'2")

With fitted double wardrobe having sliding mirror doors fronting, Karndean flooring, central heating radiator and double glazed window providing an outlook to and beyond the balcony.

BEDROOM THREE

3.61m x 2.49m (11'10" x 8'2")

With fitted double wardrobe having sliding mirror doors fronting, Karndean flooring, central heating radiator and double glazed window looking onto the balcony.

PRINCIPAL BATHROOM

With fully tiled walls and Karndean flooring complemented by a four

Features

Stylish and Spacious Third Floor Apartment

Highly Convenient Location

Open Plan Through Lounge/Dining Kitchen

Three Bedrooms

Two Bathrooms

270° Roof Terrace With Panoramic Views

Two Parking Spaces

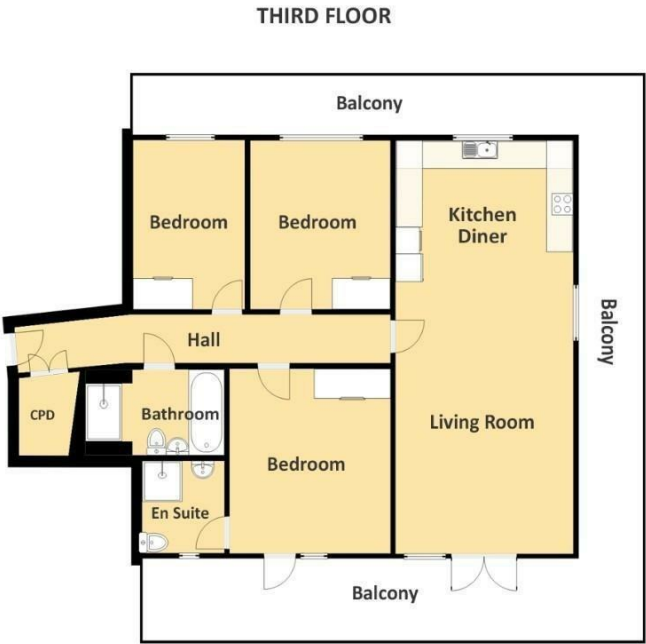
An Exceptional Apartment for Contemporary Living





Floorplan

Internal Living Area 968sq ft / 89.96m2 (excluding balcony)



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General Information

Tenure

Leasehold - Share of Freehold

Services

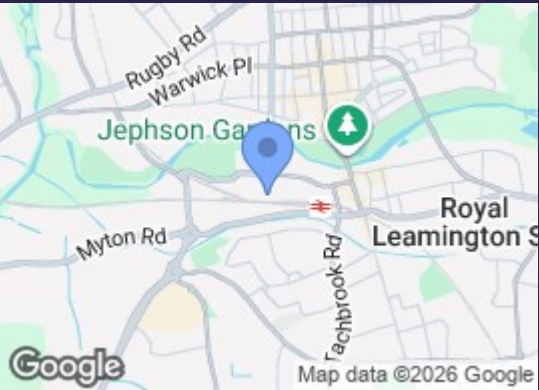
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	84	84
(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