



7 Alverne Lodge 25 Kenilworth Road, Leamington Spa, CV32 6JD
Offers Over £230,000

charlesrose.

Nestled within a sought-after development, this beautifully renovated, upside-down duplex apartment offers stylish and charming accommodation arranged over two floors. Located on the second floor with lovely roof top and green outlook. Perfect for those seeking something a little different, this unique home boasts a generous layout having been cleverly remodelled and an abundance of natural light throughout due to the dual aspect on offer. Located just a short stroll from the town centre and train station, it really is the perfect turnkey property for any new potential buyer.

LOCATION

Positioned just to the north of Leamington Spa within strolling distance of the town centre with all the amenities literally on your doorstep. Alverne Lodge is set back off Kenilworth Road where you will find this lovely property. Giving easy access to town and falling within the catchments of sought after local schools. It is also close to all the gorgeous local parks including Victoria Park, The Band Stand and Jephson Gardens. Finally it is also well placed to take advantage of being walking distance to the train station with links to major cities across the UK and also close to the major road networks including the A46 and the M40.

COMMUNAL AREA

Upon arrival to this purpose built development you are greeted with a vast carpark with two entry points. There have two secure entry points to each side of the property with intercom systems to the apartment. All well maintained and giving access to the staircase to one side of which leads you up to the second floor where you will find the front door to the duplex apartment.

SECOND FLOOR

Upon entry the quality finish is evident. The entrance hallway, with timber flooring and superb decoration set the tone. Offering substantial storage including a laundry cupboard, airing cupboard and access to the two double bedrooms; both with fitted wardrobes. The clever remodelling of the internal walls has enabled the main bedroom to have its own ensuite shower room of which is finished to the same incredible standard as the main bathroom located off the hallway. Stairs lead up to the upper level of this duplex apartment.

THIRD FLOOR

This level has been once again cleverly remodelled to now offer a fabulous and stylish kitchen that is fully integrated with an array of appliances. This is located to the rear with some lovely views over the communal gardens and tree top and church spire views. Fitted with modern and fashionable blue cabinetry and worktops with timber flooring that continues through to the living space. The living and dining reception now includes what once was a study space to now give way to a well proportioned, dual aspect reception with

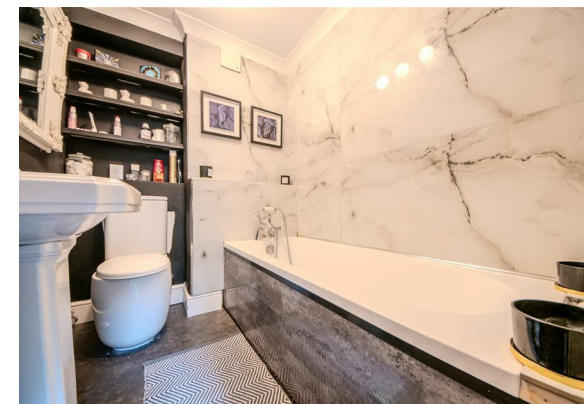
windows to two sides and doors out to your own private balcony area. Finished to a lovely standard; neutral and crisp, the room has enough space for large living and dining alike.

OUTSIDE

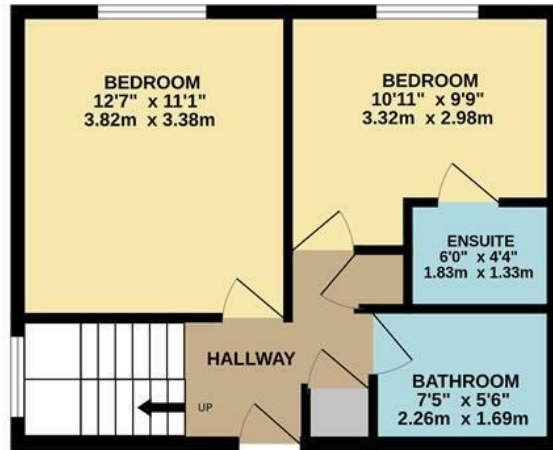
To the front of the property leading off Kenilworth Road there is a large driveway with two entrance points offering copious parking spaces for the 8 residents within Alverne Lodge. The apartment benefits with lovely communal lawns to the rear that are on offer for use to all residents. At the end of the communal gardens there is a private garage offering valuable storage.

TENURE / MAINTENANCE

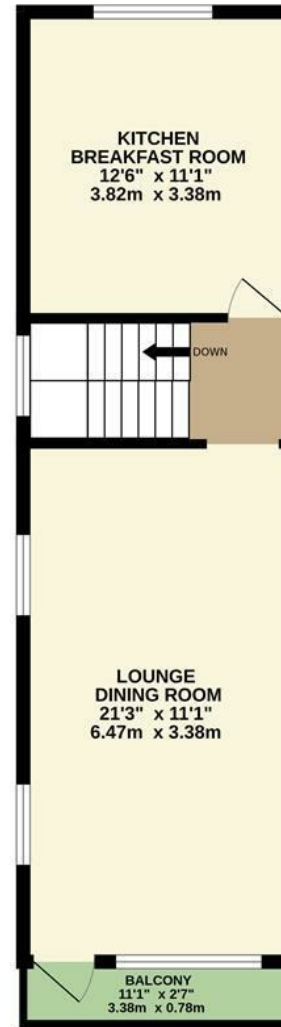
The property is offered with an 1/8th share of the freehold with a lease with an original term of 999 years with 936 years remaining and an annual service charge attached of £1,500.



SECOND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



THIRD FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

