





Crabb Curtis

24 Dereham Court, Leamington Spa | CV32 5UN

Offers in excess of: £195,000





24 Dereham Court, Leamington Spa
A recently redecorated and recarpeted first floor two double bedroom apartment with garage situated in this sought after north Leamington location close to the town centre. The interior accommodation comprises communal entrance hall, private large entrance hall with security intercom telephone and storage cupboard, fitted kitchen, living/dining room, two double bedrooms (one with wardrobes) and a family bathroom. The property has double glazing, and a single garage located en-block. NO FORWARD CHAIN

Approach
Accessed via a resident's door into the communal hall, with stairs rising to the first floor landing. From here a private entrance door opens into the apartment.

Entrance Hall
the spacious entrance hall gives way to all rooms and benefits from a built in cloaks storage cupboard and further airing cupboard.

Living/Dining Room
A generous reception room providing ample space for both living and dining furniture with two large, double glazed windows to the rear of the property.

Kitchen
A well sized fitted kitchen comprising a range of wood fronted wall and base mounted units with contrasting work surfaces over, having an inset sink and drainer, double oven and countertop mounted electric hob, with space and plumbing provided for a washing machine and additional space for tumble dryer and upright fridge freezer. The room also benefits from ceramic tiling to all splash backs and a large double glazed window to the front elevation.

Bedroom One
A large double bedroom with dual aspect windows looking to the rear and side of the building.

Bathroom
The bathroom features a white suite comprising low level W.C, pedestal wash hand basin and panelled bath with electric shower over and glass screen. having ceramic tiling to all walls and two obscured and double glazed windows.

Bedroom Two
Another well proportioned double bedroom with a double glazed window to the front of the building and benefitting from a large mirror fronted wardrobe.

Outside
Outside the property is a residents lawned garden.

Garage
A single garage with lockable up and over garage door is located en-block on Denville Road.

Agents Notes
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band C.

Tenure
The vendor informs Crabb Curtis that the property is share of freehold with a lease of approx. 943 years, we have been informed that the service charge is £1500 p/a. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures and Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

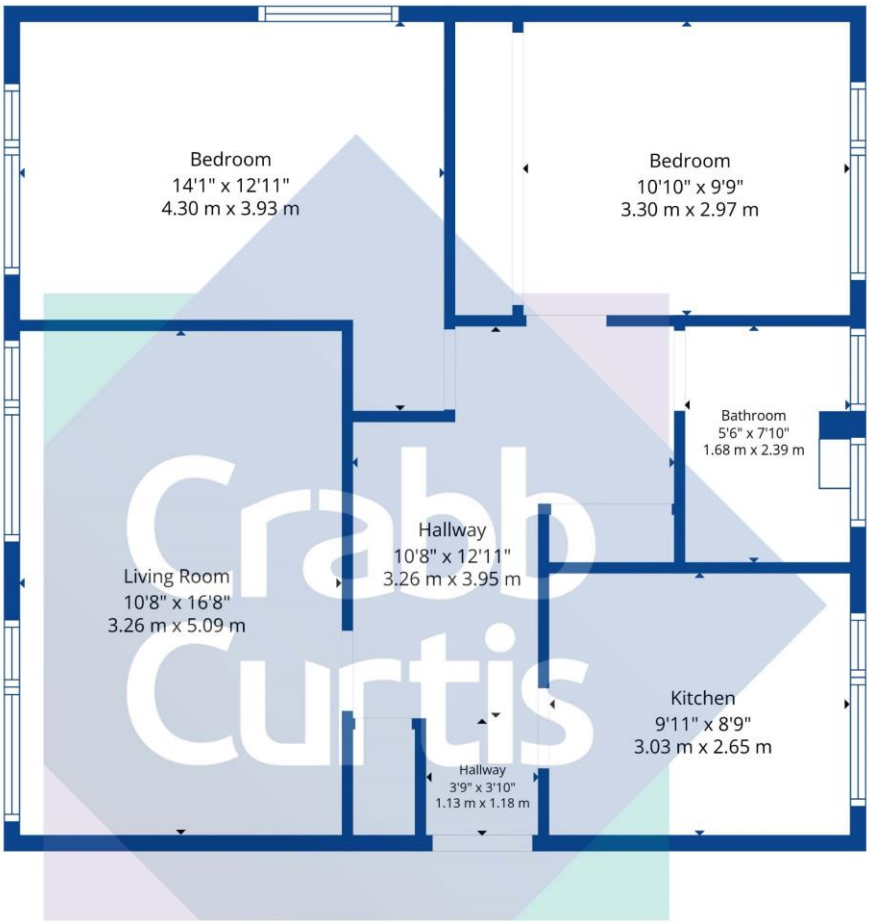
Services
Crabb Curtis understands from the vendor that all mains drains, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

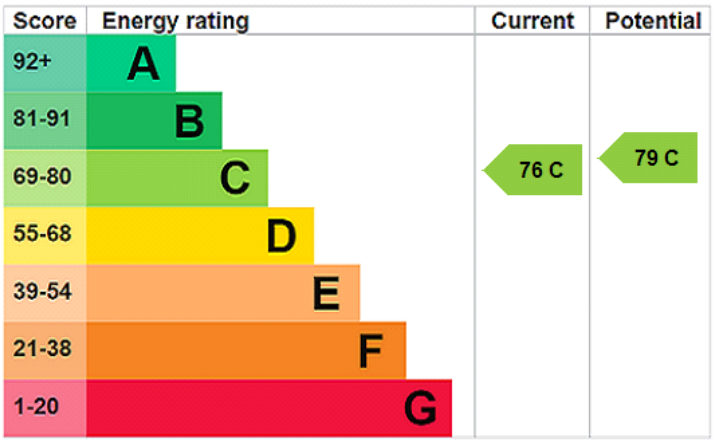






Total: 744 sq. Ft, 69 m2
Ground Floor: 744 sq. Ft, 69 m2
Excluded Areas: Walls: 55 sq. Ft, 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.