



Talbot Court, Leamington Spa, CV32
£215,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to present to the market this spacious, two bedroom, second floor apartment conveniently located in a sought after private block close to Jephson Gardens (200m) at the heart of Leamington Spa.

This wonderful apartment provides contemporary, lateral living with plentiful storage and accommodation extending to approximately 591 sq ft.

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available

Mobile Coverage: Limited/ Likely Coverage

Heating: Gas Central Heating

Listed: No

Tenure: Leasehold





The Finer Details

Talbot Court is a contemporary two bedroom, one bathroom, second storey apartment situated on a compact, private development a short walk from Leamington Spa's famous Jephson Gardens.

This modern apartment offers lateral living with accommodation extending to approximately 591 sq ft and a garage en-bloc.

Upon arriving at Talbot Court a communal hallway leads to the second floor where a large storage cupboard is situated just to the outside of the front door to the apartment.

The large central hallway provides access to the living accommodation as well as additional storage. and runs the length of the apartment.

The living room has large front aspect windows that flood the room with natural light and is spacious in size allowing for it to be used as both a sitting room and a dining area. The kitchen is compact and well considered, with a range of appliances, plentiful storage and views to the rear communal gardens and the garage en-bloc.

There are two bedrooms both are spacious doubles, the first of which enjoys a rear aspect with large, triple wardrobes and the other of which benefits from a balcony and views to the front of the development. The family bathroom is located off the central hallway and has a bath, shower and airing cupboard, but would benefit from updating.

Externally there are a range of communal gardens to the front and the rear. The apartment has a single garage en-bloc, that is in need of restoration before being functional.

There is additional off street parking to the front of the building as well as visitors parking.







About the Area

Talbot Court is situated on Upper Holly Walk a short distance from the centre of Leamington Spa

Leamington Spa's main high street, The Parade is approximately 10 minutes' walk away (0.5 miles) from the apartment and has a wide range of restaurants, coffee shops and parks, most notably the famous Jephsons Gardens (0.4 miles) and the picturesque Newbold Comyn (0.7 miles). The Royal Pump Rooms are situated at the bottom of the Parade (0.6 miles).

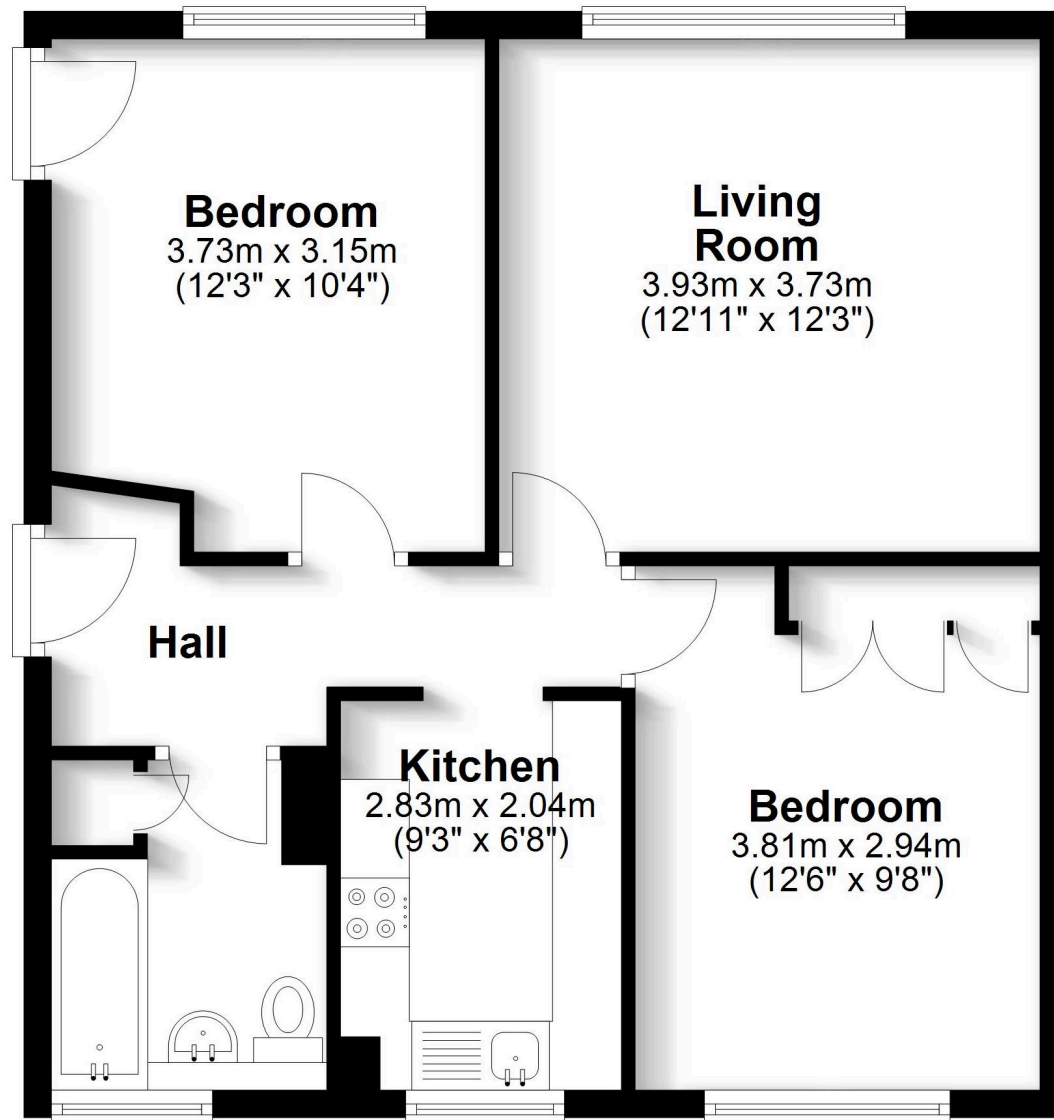
Leamington Spa train station is a 6 minute drive or 18 minute walk from Talbot Court (0.8 miles), with direct trains to London Marylebone (1hour 20 minutes) and the Birmingham stations (33 minutes). Leamington Spa is easily serviced by multiple junctions of the M40, which offers an easy commute to London and the wider west Midlands.

Birmingham International Airport is 32 minutes away by road and offers domestic and international services.



Second Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



Total area: approx. 54.9 sq. metres (590.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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