



4 LOCKHART COURT, WILLIAM STREET, LEAMINGTON SPA, CV32
£3,200 PCM

STUNNING 4 BEDROOM TRIPLEX APARTMENT IN THE HEART OF LEAMINGTON SPA

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

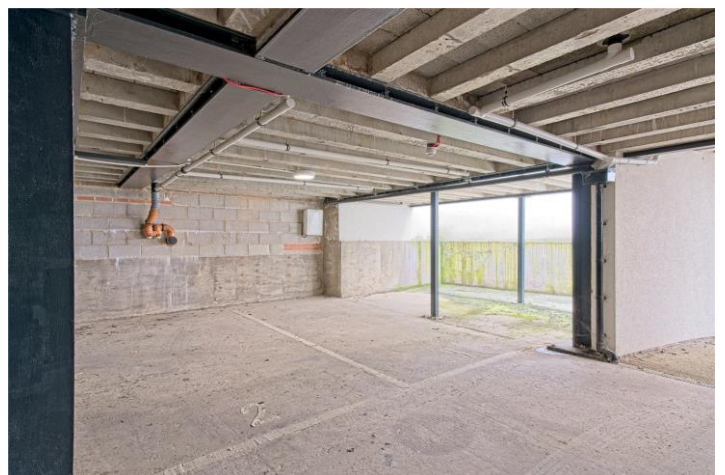
Occupying an enviable location in the heart of historic Royal Leamington Spa, Lockhart Court is a beautifully finished, four bedroom triplex apartment extending to approximately 1600 sq ft.

Upon entering the property, an inner hallway leads into an impressive open plan sitting room/dining room and onto a beautifully designed Porcelanosa kitchen complete with built in NEFF appliances and wine fridge. The large shuttered windows flood the room with natural light and enhance a generous and welcoming entertaining space. A spacious first floor landing hosts a master bedroom and accompanying en-suite shower room, as well as a further double bedroom. There are two further double bedrooms on the second floor alongside a family bathroom and a roof terrace. Externally, there are two parking spaces situated in a secure, gated underground car park, accessed from the side of Lockhart Court.



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LOCATION:

Lockhart Court is conveniently located a stone’s throw from the popular Jephson Gardens and Newbold Comyn country park, while the Parade (Leamington Spa’s High Street) with its shops, restaurants and bars in no more than 250 metres away.

There is an abundance of local private and state schools at the primary and secondary level, including Arnold Lodge, Kingsley School for Girls, North Leamington and Sydenham Primary School. Both Rugby School and Warwick School are a short drive.

Leamington Spa train station (0.7miles) offers a direct service to London Marylebone (1 hour 20 minutes) as well as the Birmingham stations (33 minutes). The motorway network, providing links to London and the west Midlands, can be accessed via multiple junctions of the M40 and is less than 12 minutes away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Deposit: £3,692.30

Holding Deposit: £738.46

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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