



11 Goodway House Leamington Spa

£315,000

A superbly appointed and well proportioned penthouse apartment of style and character within Grade II Listed building with two bedrooms, the master bedroom featuring an en-suite facility. There is a mezzanine study which gives access to the decked roof terrace with extensive views and a designated car parking space.

Goodway House is a most attractive period conversion comprising eleven self contained apartments of varying sizes, the development having been successfully converted to retain much originality and character the central original staircase and hallway being particularly noteworthy. The development is conveniently sited within walking distance of the Town Centre and amenities including shops, schools, recreational facilities and the local railway station.

11 Goodway House is a superbly appointed penthouse apartment of immense style and character, taking maximum advantage of the original roof lines to create an impressive 24' x 18' lounge/dining room. The gas centrally heated accommodation includes two bedrooms, one featuring en suite facility, impressively fitted kitchen and a mezzanine study which gives access to a decked roof terrace with extensive views. There is a designated car parking space and pleasant communal grounds. The accommodation comprises

Magnificent Original Communal Reception Hall

Landing With Original Plaster Work and Sky Light

Entrance Hall

Staircase

Mezzanine Study 23'0" x 32'10" (7'9" x 10'3") (7'9" x 10'3") (2.36m x 3.12m)

Lounge/Dining Room 78'9" x 59'1" (24'6" x 18') With contemporary style real flame effect fireplace feature and gabled pitch ceiling feature.

Kitchen 32'10" x 23'0" (10'3" x 7'9") With extensive range of base cupboard and draw units with Corian worksurfaces, built in stainless steel oven, four ring hob with extractor hood, dishwasher, washing machine, tiled floor and high level





cupboards.

Bedroom One 55'9" x 39'4"(17'9" x 12'9")
With two double built in wardrobes.

En suite Shower Room/WC 16'5" x 29'6"(5'9" x 9'3") With twin sized tile shower cubicle, low flush WC, pedestal basin and boiler cupboard, tiled floor.

Bedroom Two 42'8" x 29'6"(13'9" x 9'6")

Bathroom/WC With contemporary style suite comprising Jacuzzi panel bath, vanity unit with bowl wash hand basin, low flush WC with concealed system with tile floor, heated towel Rail.

Mezzanine Study With spiral staircase leads to a decked roof terrace with extensive views.

Outside There is a designated car standing facility and pleasant communal grounds.

Services All mains services understood to be connected including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Tenure The property is understood to be held on a leasehold arrangement further details are available upon request.

Location

11 Goodway House
Cops Road
Leamington Spa
Warwickshire
CV32 5JW

The property can be approached by proceeding West from our office via Warwick Place turning left into Milverton Terrace, proceeding for its entirety turning right onto Warwick New Road, Cops Road is a turning on the right hand side and Goodway House will be found located on the right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

