



9 Dormer Place Leamington Spa

£1,450 PCM

9 Dormer Place is an exceptionally well appointed Regency Development comprising of 5 apartments within a brand new conversion, situated in a stunning position within Royal Leamington Spa, offering superb views over the Pump Room Gardens. Located in the Regency heart of the town centre, within a few minutes walk to all restaurants, bars, shops and train station, 9 Dormer Place offers the perfect town centre living accommodation.

Apartment Three is an extremely well proportioned two double apartment located off the first floor and comprises as follows:

Entrance Hall With storage cupboard.

Living Room 19'9" x 16'2"(6.01m x 4.93m)
With floor to ceiling sash windows and views over the ornamental balcony.

Kitchen 11'3" x 8'3"(3.44 x 2.51) With Bosch integrated appliances including induction hob, two single ovens one being a microwave combi, dishwasher, fridge-freezer, washer/dryer and pull out larder.

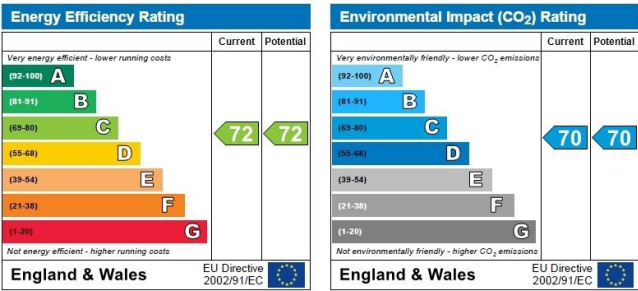
Inner Hall With storage cupboard.

Bedroom One 11'10" x 8'11"(3.61m x 2.73m)

Ensuite Shower room

Bedroom Two 13'4" x 9'9"(4.07m x 2.98)

Bathroom



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.