



CROWN WAY

LEAMINGTON SPA, CV32 7SE

GUIDE PRICE £165,000
LEASEHOLD

Set at the heart of the well positioned suburb of Lillington, is this well presented, two-bedroom top floor apartment. Ready for it's new owners to move straight into and with a wealth of amenities on its doorstep, this lovely home has much to offer.

CROWN WAY

• 2 Double Bedrooms • Top Floor

Apartment • Balcony • Well

Presented • Newly Updated Bathroom • Brick

Built Store • Perfect First Time Buy • Spacious

Throughout • Gas Central Heating • Close

Proximity to Royal Leamington Spa



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Upon entering the apartment, you are welcomed into an entrance hallway that leads to all other rooms within the property.

The spacious lounge/diner stretches width of the home and is flooded with natural light thanks to the dual aspect. This inviting space is complete with ample room for a separate living and dining area, a built-in storage cupboard and patio doors that lead onto a front balcony, providing the perfect spot for relaxing in the summer months.

The kitchen is located at the heart of the apartment and is fully fitted with a range of wall and base units and is inclusive of an integrated fridge/freezer, gas hob, electric oven, dishwasher, breakfast bar and space for a freestanding washing machine.

Both bedrooms are good sized double rooms that are finished to a high standard in keeping with the rest of the home. Both rooms offer ample space for freestanding furniture and provide versatility, as either could also lend itself to the perfect home office or nursery.

The bathroom is conveniently located close to both bedrooms and has been recently updated with a tiled white suite, inclusive of a shower over the bath and heated towel rail.

This lovely property also benefits from a brick-built store, gas central heating, double glazing throughout and communal gardens that are laid to lawn.

Only a short walk from local amenities and within close proximity of Royal Leamington Spa, this apartment would make the perfect first time buy or investment property.

Tenure: Leasehold (101 years remaining)

Maintenance Fee: £52.16 per month

Ground Rent: £10 per annum

Local Authority: Warwick District Council

EPC: D

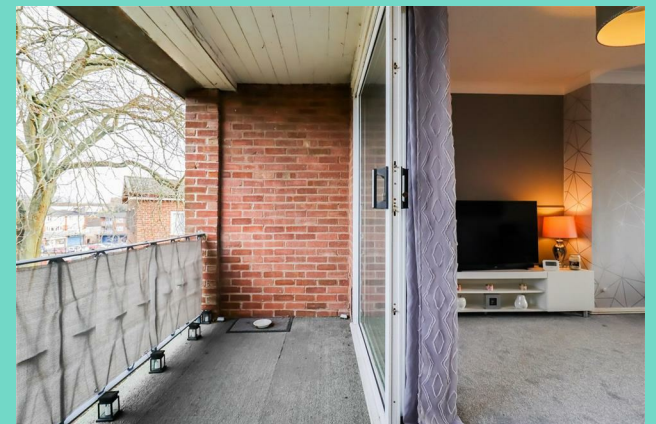
Council Tax Band: A

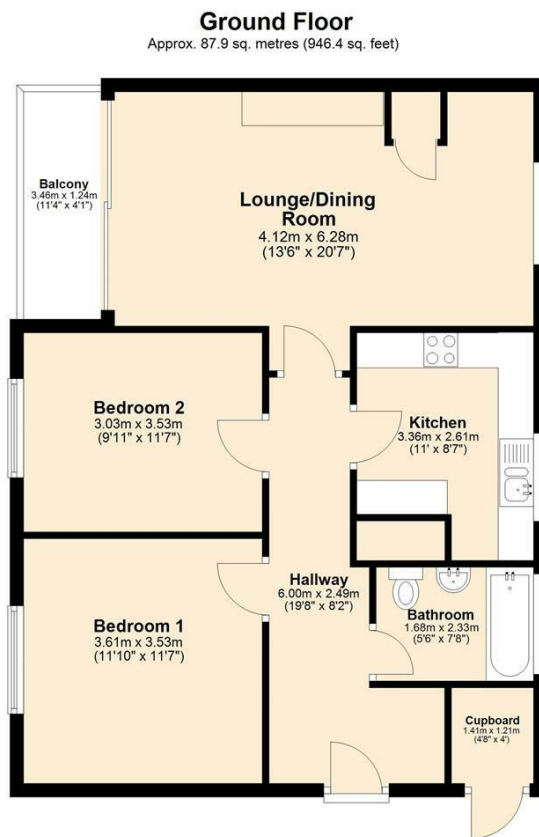
Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is



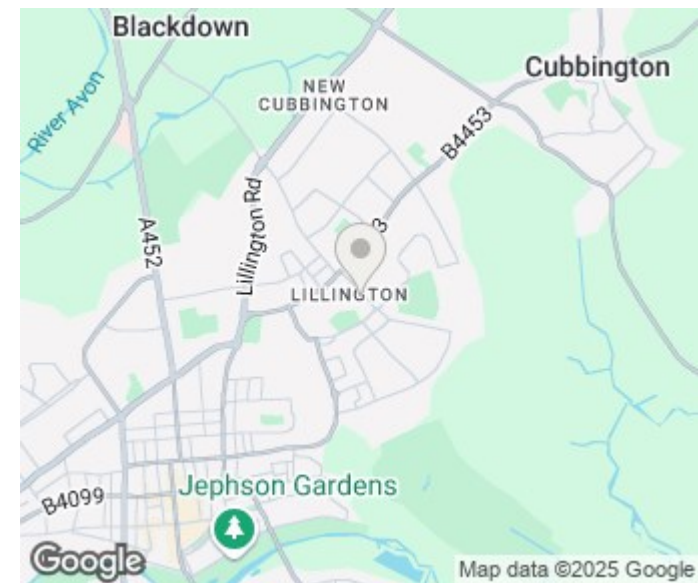
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Total area: approx. 87.9 sq. metres (946.4 sq. feet)

This plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s)
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk