

BELVOIR!

Guide Price £249,950



Lansdowne Cottage Lansdowne

, Leamington Spa CV32 4SW

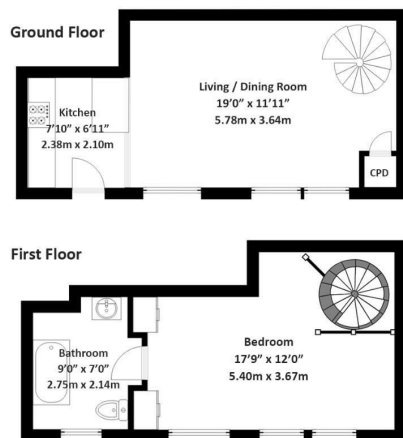
**** NO ONWARD CHAIN **** Lansdowne Cottage

Tucked away in one of the most sought after locations in Royal Leamington Spa, this distinctive freehold one-bedroom cottage offers the perfect blend of period charm, modern design, practical convenience and includes off-street parking.

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Internal Area 47.88 square metres / 515 square feet



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ACCOMMODATION

Enter into a bright and spacious open-plan kitchen, living, and dining area, where large sash windows flood the space with natural light. The well-presented steel kitchen adds an industrial edge, perfectly complementing the cottage's contemporary character.

A spiral staircase leads to the upper level, where you'll find a generous bedroom with a walk-through fitted wardrobe leading directly into a stylish modern bathroom, a cleverly designed layout that maximises comfort and flow. Located just a short stroll from the town's vibrant shops, cafés, and excellent transport links, and with the rare advantage of private parking, this unique property is a rare find in such a central location.

Key Features:

- Freehold one-bedroom cottage
- Central Leamington Spa location
- Off-street parking for two cars
- Open-plan living with distinctive steel kitchen
- Large sash windows and natural light throughout
- Eye-catching spiral staircase
- Walk-through wardrobe to modern bathroom

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. **Fixtures & Fittings** Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.