



Connells

Gatehouse The Moorings
Leamington Spa



Property Description

Two double bedroom second floor apartment set within the private gated development in The Moorings which positioned in a prime location close to the Shires Retail park, restaurants, local supermarkets and good schools nearby.

Spacious throughout and being sold with NO CHAIN, this apartment has been lovingly maintained and kept in pristine condition by the current seller.

In brief the apartment comprises; a welcoming communal area with a lift and stairs to all floors, a welcoming entrance hallway, spacious, light and airy lounge with Juliet balcony, modern kitchen/diner, two double bedrooms and the family bathroom. Benefitting from ample storage space, communal parking to the front of the building, communal garden and with access to a bike shed.

MUST BE VIEWED!

Communal Entrance

Well-maintained communal entrance with stairs and a lift to all floors.

Entrance Hallway

Welcoming entrance hallway comprising a storage cupboard with lighting, loft access, laminate flooring, a radiator and doors to the living/dining area, both bedrooms and the bathroom.

Living/Dining Area

15' 7" max x 11' 1" max (4.75m max x 3.38m max)

Spacious, light and airy living/dining area. Comprising laminate flooring, a radiator, double glazed windows to side and rear elevation, a Juliet balcony and a door to the kitchen.

Kitchen

16' 8" max x 6' 6" max (5.08m max x 1.98m max)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is gas oven with electric grill , gas hob with cooker hood over and space for a washing machine and fridge/freezer. Housing the central heating boiler which was fitted in June 2021 and comprising a pantry cupboard with shelving, a radiator, laminate flooring and two double glazed windows to front elevation.

Bedroom One

10' 5" max x 13' 2" max (3.17m max x 4.01m max)

Double bedroom benefitting from fitted wardrobes with ample storage, a radiator and two double glazed windows to front elevation.

Bedroom Two

12' 7" max x 9' 9" max (3.84m max x 2.97m max)

Double bedroom benefitting from built-in storage cupboards with shelving, a radiator and two double glazed windows to side elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a bath with shower over, low level W/C, partly tiled walls, an extractor fan and a radiator.

Parking

There is communal parking accessed via gated access to the front of the apartments also having access to a bike shed.

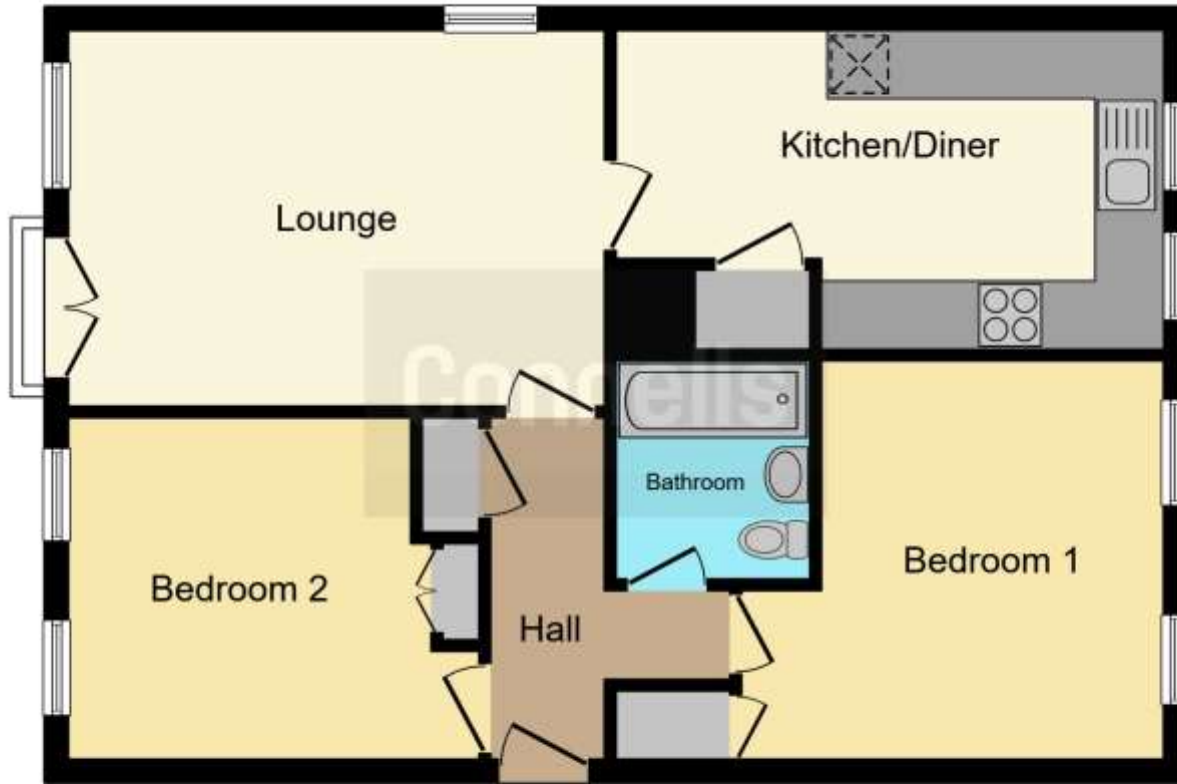
Communal Garden

Private development with beautifully maintained gardens wrapping around the buildings, with planted borders and being mainly laid to lawn.

Agent's Note

The property is leasehold with a long lease length of 125 years from 25th December 1994. The property is subject to management charges - more information available upon request.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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