



**Connells**

Parade  
Leamington Spa



## Property Description

Two bedroom upper floor apartment situated in the heart of Leamington Spa town centre and available for sale with no chain.

Ideal location if you are looking for a prime town centre location with restaurants, bars & shops right at your doorstep!

The apartment is set within a beautifully maintained building having private underground parking and a lift to all floors.

Briefly comprising a welcoming entrance hallway with doors to all rooms such as the open plan lounge/kitchen/diner with Juliet balcony, two bedrooms which are both spacious doubles and a well maintained three piece bathroom suite.

This property would make an ideal investment opportunity or first time buy!

## Approach

Approach via a pathway at the side of the building with access to the communal door.

## Communal Entrance

Well maintained communal entrance with lift to all floors.

## Entrance Hallway

Welcoming entrance hallway with a telephone entry system, generous storage cupboard, an electric radiator, laminate flooring, ceiling spotlights and doors leading to all rooms.

## Open Plan Living Kitchen Diner

24' 8" max x 25' 8" max ( 7.52m max x 7.82m max )

## Lounge/Dining Area

Spacious, light and airy lounge/dining area benefitting from doors leading to the Juliet balcony, two double glazed windows to rear elevation, two electric radiators and laminate flooring.

## Kitchen Area

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; an electric oven, electric hob with cooker hood over, fridge/freezer and dishwasher. Comprising laminate flooring, an electric radiator and ceiling spotlights.

### **Bedroom One**

9' 5" max x 15' 7" into wardrobe ( 2.87m max x 4.75m into wardrobe )

Generous double bedroom comprising a built-in wardrobe, an electric radiator and a double glazed window to front elevation.

### **Bedroom Two**

12' 5" max x 9' 6" max ( 3.78m max x 2.90m max )

Double bedroom comprising an electric radiator and a double glazed window to rear elevation.

### **Bathroom**

Fitted with a three piece suite, comprising a wash hand basin , bath with shower over, low level W/C, partly tiled walls, tiled flooring and an electric chrome heater radiator.

### **Parking**

There is underground allocated parking available, listed under no. 53.

### **Agent's Note**

The property is leasehold with a lease length of 125 years from 1st January 2004. The property is subject to management costs- further 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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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SPA312775](http://connells.co.uk/Property/SPA312775)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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