



Connells

Walnut Drive
Leamington Spa



Property Description

Not to be missed - Two bedroom first floor maisonette being sold with no chain and ideally positioned close to local amenities.

Briefly comprising a welcoming entrance hallway with access to all rooms; living room, kitchen/diner, bathroom and two generously sized bedrooms.

Benefitting from communal parking!

Approach

Benefitting from its own private entrance. There are steps leading up to the front door.

Entrance Hallway

Welcoming entrance hallway with doors to all rooms.

Lounge

13' 6" max x 12' 6" max (4.11m max x 3.81m max)

Light and airy lounge. Having a radiator, laminate flooring and a double glazed window to side elevation.

Kitchen

12' 5" max x 6' 9" max (3.78m max x 2.06m 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 an integrated electric oven, gas hob with cooker hood over, a fridge/freezer and space for a washing machine. Housing the wall-mounted central heating boiler and comprising ceiling spotlights, laminate flooring and a double glazed window to side elevation.

Bedroom One

9' 2" max x 10' 3" max (2.79m max x 3.12m max)

Double bedroom having built-in wardrobes, a radiator and a double glazed window to side elevation.

Bedroom Two

9' 7" max x 6' 2" max (2.92m max x 1.88m max)

Comprising a fitted wardrobe, a radiator and a double glazed window to side 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, chrome heated towel rail and a double glazed window to front elevation.

Parking

Communal parking available at the front of the building.

Agent's Note

The property is leasehold with a lease length of 99 years from March 1999. The property will be subject to management costs, info is yet to be confirmed by the current owner. Contact Branch for further details.





This floor plan is for illustrative purposes 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Mar 1999. 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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