



Connells

Warwick Place
Leamington Spa



Property Description

IMPOSING two double bedroom duplex apartment set in the heart of Leamington Spa. Ideal position if you are looking for town centre living with restaurants, bars & shops at your doorstep.

The apartment is sold with no chain and set within a beautifully maintained building benefitting from its own private patio.

Briefly comprising a welcoming entrance hallway two spacious bedrooms, master benefitting from an en-suite and a family bathroom. The lower ground floor comprises a generous lounge, a kitchen/dining area and a separate W/C.

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

Entrance Hallway

Welcoming entrance hallway with doors to both bedrooms and the main bathroom and a spiral staircase leading down to the lower ground floor.

Bedroom One

15' 8" max x 13' 1" max (4.78m max x 3.99m max)

Generously sized double bedroom having solid wood flooring, ceiling coving and sash window to rear elevation and an archway to the en-suite.

En-Suite

Fitted with a two piece suite, comprising his and hers wash hand basins, a corner shower and tiled flooring.

Bedroom Two

14' 9" x 14' 2" (4.50m x 4.32m)

Bay-fronted generously sized double bedroom having solid wood flooring, a feature fire place and ceiling coving.

Bathroom

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

Lower Ground Floor

Hallway

17' 9" x 5' 7" (5.41m x 1.70m)

Spacious entrance hallway ideal for storage or as an office space. Having a built-in storage cupboard, doors to the lounge, kitchen/diner and separate W/C and open arches into the lounge.

Lounge

Spacious, light and airy bay-fronted lounge with a spiral staircase rising to the first floor. Comprising solid wood flooring, a radiator and a door leading to the private patio.

Kitchen/Diner

12' 5" x 14' 6" (3.78m x 4.42m)

Fitted with a range of wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, with space for a washing machine and fridge/freezer. Comprising tiled flooring and a radiator.

W/C

Fitted with a wash hand basin, low level W/C and a built-in storage cupboard.

Private Patio

Access via the lounge on the lower ground floor, being laid to hard paving and wall enclosed.

Parking

Permit parking.

Agent's Note

The property is leasehold with a lease length of 999 years from 29th September 1986. The property is subject to management costs- further information available upon request.





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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D

view this property online connells.co.uk/Property/SPA313048

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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