



**Connells**

Woodhead Road  
Warwick



### Property Description

One bedroom first floor maisonette, ideally located in the desirable area of Lower Heathcote. Positioned within walking distance to beautiful country parks, shops & amenities, as well as a primary school & nursery. This would make an ideal first time buy or investment opportunity!

Briefly comprising a door with stairs leading to the first floor, a welcoming landing area with doors off to all rooms. There is a spacious and bright open plan living/kitchen/dining area benefitting from upgraded appliances, a double bedroom and a three piece suite bathroom with upgraded tiling. Externally there is parking for one car to the side of the property.

This property is self-contained with no management/service charges with a Peppercorn rent.

### Approach

Via pathway leading to own private entrance with stairs rising to the first floor.

### Entrance Hallway

Welcoming entrance hallway comprising a built-in cupboard, a radiator, laminate flooring, loft hatch and doors to the open plan lounge/kitchen/diner, bedroom and bathroom. With double doors to the utility cupboard.

### Utility Cupboard

4' 1" max x 2' 5" max ( 1.24m max x 0.74m max )

Fitted with wall and base units with work surfaces over and upstand. Providing space for a washing machine.

### Open Lounge/Kitchen/Diner Plan

15' 5" max x 14' 9" max ( 4.70m max x 4.50m max )

### Lounge/Dining Area

Light and airy lounge/dining area. Comprising two radiators and two double glazed windows to side elevation and one to front.

### Kitchen Area

Modern kitchen fitted with wall and base units with complimentary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; an electric oven, gas hob with cooker hood over, a dishwasher and fridge/freezer. Comprising a radiator, ceiling spotlights and laminate flooring.

### **Bedroom**

10' 8" max x 10' 10" max ( 3.25m max x 3.30m max )

Double bedroom comprising a radiator and double glazed windows to side and rear elevations.

### **Bathroom**

Fitted with a modern three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, laminate flooring, ceiling spotlights, a shaver point, a radiator and a double glazed window to rear elevation.

### **Parking**

One allocated parking space to the side of the property.

### **Agent's Note**

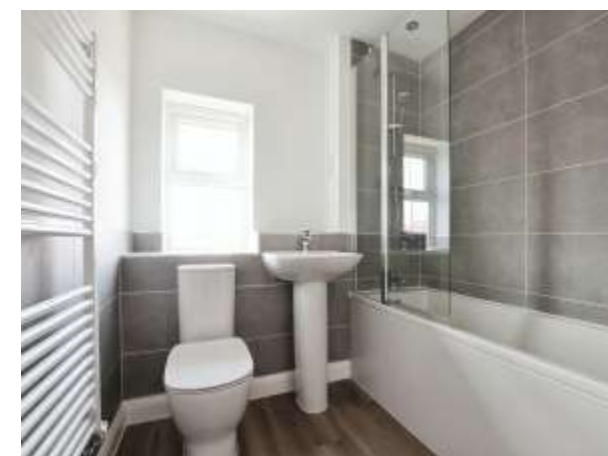
The property is leasehold with a lease term of 999 years from 1st January 2020. The property is self-contained with no management/service charges and the ground rent is a Peppercorn.

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more 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](http://www.focalagent.com)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
LEAMINGTON SPA CV32 4LL

**EPC Rating: B**

**view this property online [connells.co.uk/Property/SPA313062](http://connells.co.uk/Property/SPA313062)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA313062 - 0004