



**Connells**

Merchant Court Campion Terrace  
Leamington Spa



## Property Description

Two bedroom first floor flat in the heart of Leamington Spa. This flat offers parking, an open plan lounge diner, and a generous-sized kitchen. Situated close to the town centre on a beautiful tree-lined road, this property combines convenience with a picturesque setting. The open plan layout creates a spacious feel, and the generous kitchen size allows for comfortable cooking and dining. Being close to the town centre ensures easy access to amenities, while the tree-lined road adds a touch of natural beauty to the location.

stainless steel sink and drainer unit. There is an electric oven, induction hob with cooker hood over and space for a washing machine and space for a fridge/freezer. Comprising ceiling spotlights, lino flooring, a storage heater and a window to front elevation.

## Communal Entrance

Well-maintained communal entrance and areas which is shared with one other flat. With stairs to the first floor.

## Entrance Hallway

Welcoming entrance hallway having laminate flooring and a door to the lounge.

## Living Room

14' 3" max x 11' 6" max ( 4.34m max x 3.51m max )

Spacious, light and airy living, with a storage heater and two windows to front elevation.

## Kitchen

13' 7" max x 7' 3" max ( 4.14m max x 2.21m max )

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a



## Bedroom One

10' 1" max x 9' 8" max ( 3.07m max x 2.95m max )

Double bedroom comprising built-in wardrobes with mirrored doors, a storage heater and two windows to rear elevation.

## Bedroom Two

9' 3" max x 7' 3" max ( 2.82m max x 2.21m max )

Double bedroom comprising a storage heater and a 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, an electric chrome heated towel rail and an extractor fan.

## Parking

There is one designated/allocated parking space as well as visitor parking available.

## Agent's Note

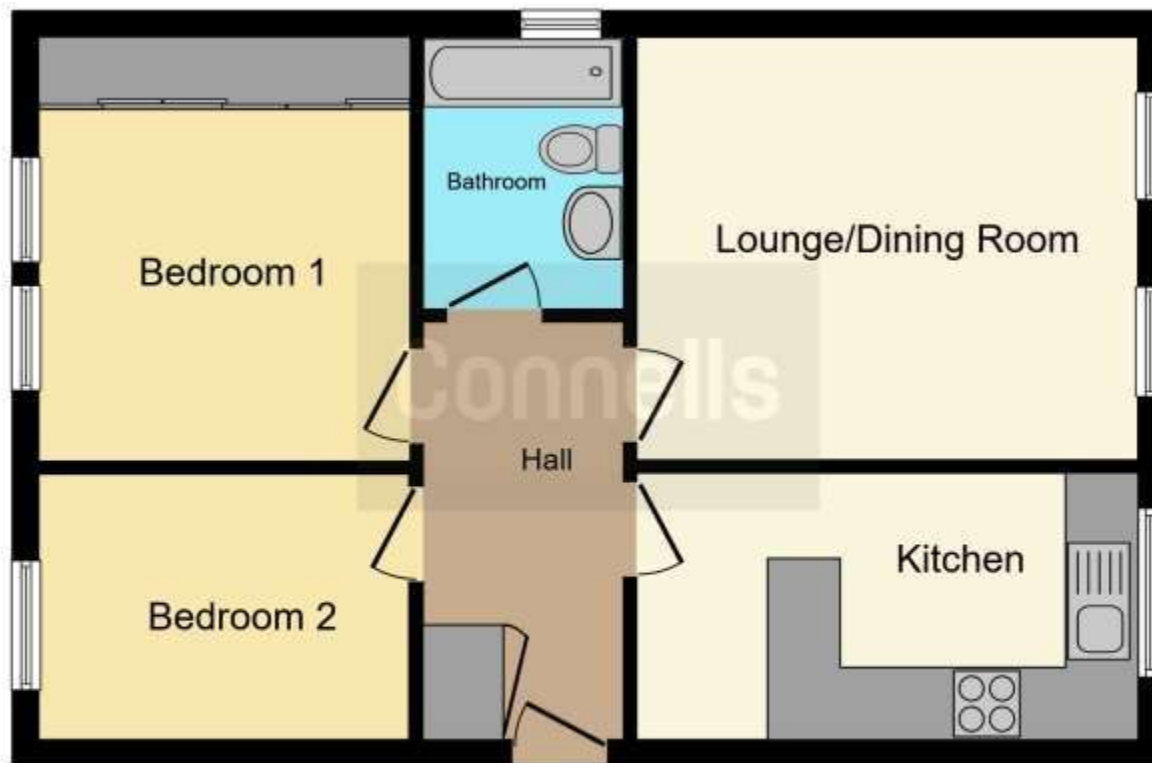
The property is leasehold with a lease length of 189 years from 1st September 1995. The property is subject to management costs-further information available upon request.











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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Sep 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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