



Connells

Fallow Hill
Leamington Spa



Property Description

Beautifully presented three bedroom duplex apartment, in an ideal location close to local shops and amenities, overlooking the local park.

There is a communal entrance which takes you to the third floor balcony. A welcoming entrance hallway has stairs rising the first floor and doors leading to the lounge, downstairs W/C and kitchen. To the first floor there are three bedrooms as well as the family bathroom.

Externally there are communal car parks for residents of Fallow Hill. An ideal choice for families, first time buyers and investors!

Approach

There is a pathway from the communal car park which leads to the communal entrance of Fallow Hill. Head up the stairs and you reach a further door to the balcony, where you will find the property overlooking the communal park area.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage. Comprising a radiator and doors to the kitchen, lounge and w/c.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C,

vinyl flooring and a double glazed window to front elevation.

Lounge

17' x 10' 4" (5.18m x 3.15m)

Spacious, light and airy lounge. Having a radiator and a double glazed window to rear elevation.

Kitchen

11' 1" x 15' (3.38m x 4.57m)

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 gas oven and hob with cooker hood over and space for a fridge/freezer and space for a washing machine. Comprising a breakfast bar, built-in storage cupboard, LVT tiled flooring, a radiator and a double glazed window to front elevation.

First Floor Landing

The stairs lead from the hallway. There are two built-in storage cupboards with doors to all bedrooms and the bathroom.

Bedroom One

12' 6" x 11' 3" max (3.81m x 3.43m max)

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

Bedroom Two

10' 6" x 11' 11" (3.20m x 3.63m)

Double bedroom with built-in storage, a radiator and a double glazed window to rear elevation.

Bedroom Three

7' 9" x 6' 9" (2.36m x 2.06m)

Comprising a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite to include; a wash hand basin, bath with shower over and low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Outside

Communal Garden

Access via communal entrances. Being mainly laid to lawn and having access to the park area which is ideal for young families.

Parking

There are four available car parks, where communal parking is available to residents.

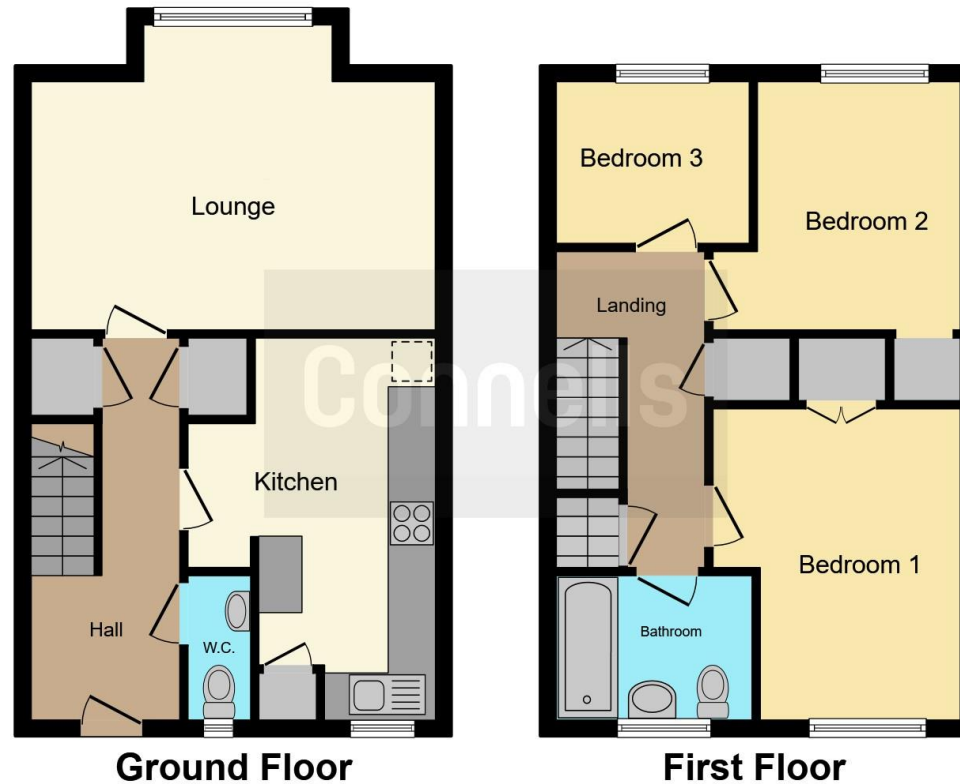
Agent's Note

The property is leasehold with a lease length of 125 years from 18th March 2013. 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: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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