



Connells

John Cullis Gardens
Leamington Spa



Property Description

Two bedroom upper floor apartment situated in a desirable location in Leamington Spa, This property is ideally positioned within walking distance to the Town Centre and local amenities, whilst being sold with no chain.

This apartment is situated within a private development with stunning communal gardens and allocated parking . Immaculately presented throughout and briefly comprising a welcoming entrance hallway giving access to all rooms. The lounge is a good size with a window to the side allowing lots of light throughout, also including a modern and stylish kitchen which has been upgraded by the current seller, two double bedrooms and a three piece suite bathroom.

This would make an ideal first time buy or investment opportunity. Viewing advised.

Communal Entrance

Well-maintained communal entrance with stairs rising to all floors.

Entrance Hallway

Welcoming entrance hallway comprising a storage heater and a built-in cupboard housing the central heating boiler. With doors to all rooms.

Lounge

10' 9" x 14' 6" (3.28m x 4.42m)

Light and airy lounge, comprising a storage heater, a double glazed window to front elevation and an archway leading to the kitchen.

Kitchen

7' 7" x 9' 2" (2.31m x 2.79m)

Fitted with wall and base units and complimentary works surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliance include; an electric oven, electric hob with cooker hood over, a washing machine and a fridge/freezer. Comprising tiled flooring.

Bedroom One

14' 3" max x 12' 7" max (4.34m max x 3.84m max)

Generously sized double bedroom having a built-in wardrobe, a storage heater and a double glazed window to rear elevation.

Bedroom Two

12' 9" max x 8' 7" (3.89m max x 2.62m)

Double bedroom comprising a storage heater 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, low level W/C, partly tiled walls, tiled flooring, a shaver point and a heater towel rail.

Parking

Allocated parking space situated to the rear of the property.

Communal Gardens

With shared communal gardens which are beautifully maintained.

Agent's Note

The property is leasehold with a lease length of 155 years from 1st November 2006. 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



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view this property online [connells.co.uk/Property/SPA313407](https://www.connells.co.uk/Property/SPA313407)

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2006. 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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