



**Connells**

Fairlawn Close  
Leamington Spa



## Property Description

A fantastic opportunity to acquire this three bedroom ground floor apartment ideally located with walking distance to the town centre and train station. This property is offers generous and spacious living space and is available for sale with no onward chain.

Briefly comprising; entrance hallway, light and airy lounge, kitchen, three bedroom and a three piece suite bathroom.

Benefitting from a private rear garden, with unallocated parking.

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

## Approach

Via own private entrance leading to the front door of the flat situated on the ground floor.

## Entrance Hallway

Welcoming entrance hallway having an electric panel heater, two built-in cupboards and doors to all rooms.

## Lounge

13' 10" x 13' 3" max ( 4.22m x 4.04m max )

Light and airy lounge, comprising an electric fire place and a double glazed window to front elevation.

## Kitchen

10' 5" x 6' 7" ( 3.17m x 2.01m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash backs areas, incorporating a stainless steel sink and drainer unit. There is space for appliances, tiled flooring, ceiling spotlights and a double glazed window to rear elevation.



### Bedroom One

13' 2" max x 11' 5" ( 4.01m max x 3.48m )

Generously sized double bedroom benefitting from fitted wardrobes, ceiling spotlights, an electric panel heater, and a double glazed window to front elevation.

### Bedroom Two

10' 10" x 11' 7" ( 3.30m x 3.53m )

Double bedroom comprising an electric panel heater, ceiling spotlights, two double glazed windows to rear elevation and a door leading to the private garden.

### Bedroom Three

10' 5" x 6' 10" max ( 3.17m x 2.08m max )

Comprising an electric panel heater, ceiling spotlights and a double glazed window to rear elevation.

### Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with electric shower over and a low level W/C. Having partly tiled walls, tiled flooring and a double glazed window to rear elevation.

### Rear Garden

Access via bedroom two and via side gate. A well-maintained, private rear garden, being mainly laid to lawn and fence enclosed. Comprising a patio area and planted borders.

### Parking

There is ample unallocated parking to the front of the building.

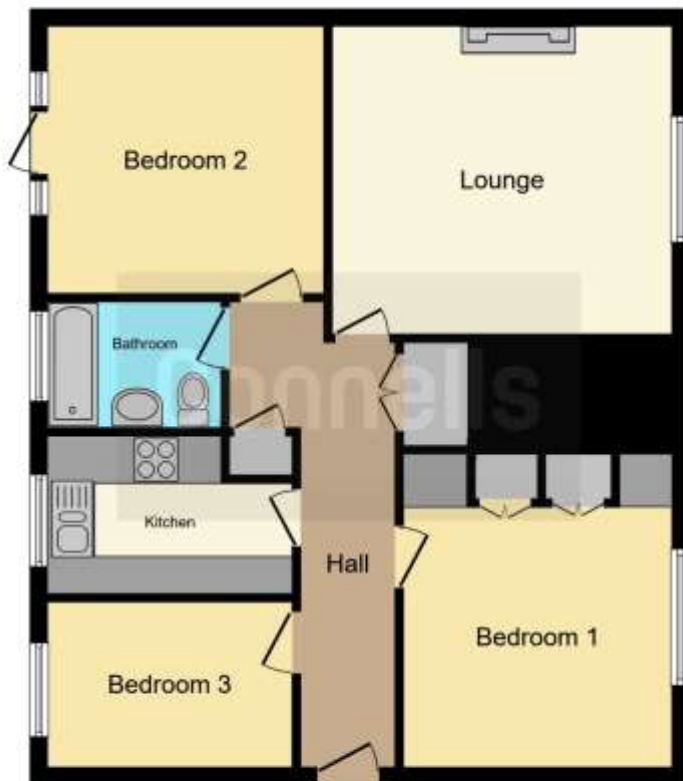
### Garage

Single garage en-bloc situated around the corner from the building.

### Agent's Note

The property is leasehold with a current lease length of 232 years from 24th June 1962 running through to 28th September 2194. 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: C**

**view this property online [connells.co.uk/Property/SPA313495](http://connells.co.uk/Property/SPA313495)**

This is a Leasehold property with details as follows; Term of Lease 232 years from 24 Jun 1962. 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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