



Connells

Crown Way
Leamington Spa



Property Description

Located in a convenient north Leamington location and being walking distance to local amenities this two double bedroom apartment is being sold with no chain. Benefiting from spacious accommodation through out beginning with welcoming entrance hall, modern kitchen and open plan lounge dining room. To the first floor are two double bedrooms and the family bathroom while externally the property benefits from communal gardens and parking.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to the kitchen and lounge diner.

Lounge

14' 6" max x 13' 7" (4.42m max x 4.14m)

Spacious light and airy lounge benefiting from under stairs storage, a radiator and a window to rear elevation.

Kitchen

7' 11" max x 9' 9" max (2.41m max x 2.97m max)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven hob with cooker hood over, an integrated fridge/freezer, and space for a washing machine. Housing the central heating boiler and comprising a double glazed window to front elevation.



First Floor Landing

With doors to both bedroom and the family bathroom.

Bedroom One

8' 11" x 14' 10" max (2.72m x 4.52m max)

Generously sized double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Two

14' 10" max x 11' (4.52m max x 3.35m)

Generously sized double bedroom comprising a storage cupboards and over stairs storage, a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, partly tiled walls, a fitted towel rail and storage cupboard.

Communal Garden

Generous communal gardens being mainly laid to lawn.

Parking

Communal parking to the rear of the property available.

Storage

There are two locked storage cupboards one located next to the front door the other is accessed from the communal gardens.

Agent's Note

The property is leasehold with a lease length of 125 years from 8th April 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

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This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2013. 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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