



Connells

Antrobus Gardens
Bishops Tachbrook Leamington Spa



Property Description

Immaculately presented one bedroom first floor maisonette positioned in a popular area in Leamington Spa, providing easy access to local amenities and shops.

A Perfect choice as a first time buy or investment, this deceptively spacious home was built in 2020 and briefly comprises; its own private entrance with welcoming entrance hallway giving access to the open plan living/kitchen/dining room which is the focal point of this property, the bedroom and bathroom.

Externally this home benefits from a well-maintained low maintenance courtyard garden with shed and parking for two cars with EV charging point.

Entrance

Benefitting from its own private entrance, having a radiator and stairs rising to the maisonette.

Entrance Hallway

Welcoming entrance hallway comprising a radiator, a double glazed window to side elevation and a built-in cupboard proving space for a tumble dryer.

Open Plan Lounge/Kitchen/Diner

20' 9" max x 16' 6" max (6.32m max x 5.03m max)

Lounge/Dining Area

Light and airy living area having two radiators, television point two double glazed windows to side elevation and a double glazed window to front elevation.

Kitchen Area

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances to include; an electric oven, gas hob with cooker hood over and a washing machine, with space for a slimline dishwasher and space for a fridge/freezer. Comprising laminate flooring and a double glazed window to rear elevation.

Bedroom

13' 6" max x 10' 10" up to wardrobe (4.11m max x 3.30m up to wardrobe)

Generously sized double bedroom having a built-in wardrobe with sliding mirrored doors, a radiator, two double glazed windows to front elevation and a double glazed window to side elevation.

Bathroom

Fitted with a modern three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, laminate flooring, an airing cupboard, extractor fan and a double glazed window to side elevation.

Garden

Well-presented courtyard garden being mainly laid to patio and fence enclosed. Comprising a pebbled area and a shed.

Parking

Off road parking for two cars with an EV charging point.

Agent's Note

The property is leasehold with a lease length of 999 years from 1st January 2018. 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 999 years from 01 Jan 2018. 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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