



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, 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 telephone entry system, built-in storage cupboard, laminate flooring and doors to the lounge/diner and the kitchen.

Lounge/diner

17' 10" max x 13' 6" (5.44m max x 4.11m)
Spacious, light and airy lounge having a feature fire place, tv ariel, a radiator, laminate flooring, a double glazed window to front elevation and doors leading to the balcony and the inner hallway.

Kitchen

9' 9" x 8' 11" (2.97m x 2.72m)
Modern kitchen fitted with white wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Having an integrated electric oven and gas hob with cooker hood over, with space and plumbing for a washing machine and space for fridge/freezer. Comprising a pantry cupboard, tiled flooring, a radiator and double glazed window to rear elevation. The central heating boiler is situated in the kitchen.

Inner Hallway

With doors to both bedrooms and the shower room.

Bedroom One

15' 5" max x 9' 9" (4.70m max x 2.97m)
Generously sized double bedroom having a built-in storage cupboard, a radiator and double glazed windows to front and side elevations.

Bedroom Two

11' 9" x 9' 6" (3.58m x 2.90m)
Double bedroom with double glazed windows to side and rear elevations.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle with mains shower and a low level W/C. Having fully tiled walls, tiled flooring, a chrome heated towel rail and a double glazed window to rear elevation.

Parking

Communal parking available.

Communal Garden

Well-maintained communal gardens being mainly laid to lawn.

Storage Shed

Ideal for storage or as a bike store.

Agent's Note

The property is leasehold with a lease length of 125 years from 4th January 1988. The property is subject to management costs, our sellers advise there is an annual ground rent of £10 and an annual service charge of £903.14. 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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EPC Rating: Awaited

view this property online connells.co.uk/Property/SPA313682

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jan 1988. 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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