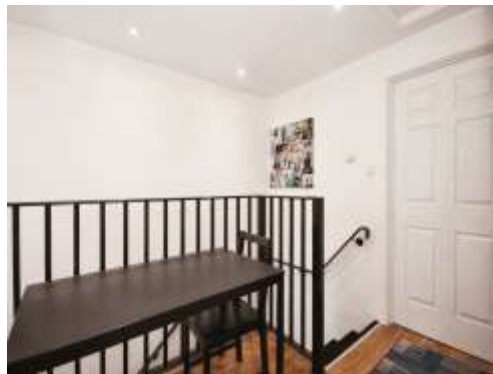




**Connells**

Napton Drive  
Leamington Spa





### Property Description

Located in the popular area of North Leamington Spa is this spacious one bedroom first floor maisonette. Offering well-presented accommodation throughout beginning with private entrance hallway, spacious lounge, separate kitchen, double bedroom and shower room. Outside the property benefits from its own private garden and an allocated parking space.

### Entrance

Via own private entrance with stairs leading up to the maisonette.

### Hallway

Having doors off to the lounge, bedroom and bathroom, a utility cupboard with space for a tumble dryer, storage cupboard and loft access.

### Lounge

13' 10" x 11' max ( 4.22m x 3.35m max )

Light and airy lounge having a radiator, ceiling spotlights, a double glazed window to the rear elevation and a door to the kitchen.

### Kitchen

9' 2" x 7' 1" ( 2.79m x 2.16m )

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. Having an integrated electric oven and electric hob with cooker hood over, with space for a washing machine and space for a fridge/freezer. Comprising a radiator and a double glazed window to front elevation.

## Bedroom

10' 6" max to door recess x 10' 8" ( 3.20m max to door recess x 3.25m )

Double bedroom with fitted wardrobes, a radiator and a double glazed window to rear elevation.

## Shower Room

Modern white three piece suite fitted with a wash hand basin, walk-in shower and low level W/C. Having fully tiled walls, a fitted towel rail and a double glazed window to front elevation.

## Garden

Generous size landscaped private rear garden landscaped with a patio area and being fully fence enclosed with gated access.

## Parking

One allocated parking space located to the front of the property.

## Agent's Note

The property is leasehold with a lease length of 125 years from 25th January 1999. The property is subject to management costs. There is an annual ground rent charge of £10, an annual service charge of £36.48 and an annual buildings insurance charge of £171.45. Further details available upon request.





**Floor Plan 1**

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: Awaited**

**view this property online [connells.co.uk/Property/SPA313614](http://connells.co.uk/Property/SPA313614)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jan 1999. 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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