





### Property Description

Located in a convenient north Leamington location and being walking distance to local amenities and overlooking the Green and the library, is this two double bedroom duplex apartment. Loving maintained and improved by the current owners the property offers immaculate accommodation throughout 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 fitted two years ago while externally the property benefits from communal gardens and parking. This property is ideally positioned close to nurseries and schools and all rooms have been fully decorated with new carpets by the current owners in 2019.

### Communal Entrance

Well-maintained communal entrance with stairs to all floors.

### Entrance Hallway

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

### Lounge Diner

14' 6" x 14' 11" max ( 4.42m x 4.55m max )

Spacious light and airy lounge benefiting from under stairs storage, an electric fire place, a radiator, a window to rear elevation and a door leading to the balcony.

### Kitchen

8' 2" x 9' 9" ( 2.49m x 2.97m )

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. Providing space for appliances and comprising a double glazed window to front elevation.



## First Floor Landing

With doors to both bedroom and the shower room and access to the loft.

## Bedroom One

14' 11" max into wardrobes x 11' 1" ( 4.55m max into wardrobes x 3.38m )

Generously sized double bedroom comprising two built-in cupboards, a radiator and a double glazed window to front elevation.

## Bedroom Two

12' 7" to wardrobes x 9' max ( 3.84m to wardrobes x 2.74m max )

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

## Shower Room

Fitted in 2022 this modern white three piece suite comprises a wash hand basin with vanity unit, a walk-in double shower and a low level W/C. Having marble panelling and a fitted towel rail.

## Communal Garden

Generous communal gardens being mainly laid to lawn.

## Parking

Communal parking to the rear of the property available.

## Agent's Note

The property is leasehold with a lease length of 125 years from 19th March 2018. There is an annual £10 ground rent charge, an annual service charge of £450.00 and an annual building's insurance of £150.00. 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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**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

**EPC Rating: Awaited**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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