



**Connells**

Kennedy Square  
Leamington Spa





### Property Description

THREE bedroom, DUPLEX apartment situated within walking distance to town centre! An ideal choice for first time buyers or investors.

This property offers generous living accommodation throughout with ample storage space available. Comprising its own private entrance, downstairs cloakroom, lounge/diner with balcony, separate kitchen, three bedrooms two with fitted wardrobes and family bathroom and access to communal gardens. This property is available for sale with no chain.

### Approach

With own private entrance via the courtyard fore garden.

### Entrance Hallway

With stairs rising to the first floor and comprising a built-in cupboard, a radiator and doors to the downstairs W/C, lounge/diner and kitchen.

### Downstairs W/C

Housing the wall mounted central heating boiler and fitted with a wash hand basin, low level W/C and a double glazed window to front elevation.

### Kitchen

15' 11" x 10' 10" max ( 4.85m x 3.30m 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. Providing space for appliances and comprising a radiator and a double glazed window to front elevation.

### Lounge/Diner

10' 7" x 17' 2" ( 3.23m x 5.23m )  
Spacious, light and airy lounge/diner having a radiator, double glazed windows to rear elevation and a door to the balcony.

## First Floor Landing

The stairs lead from the hallway. Having two built-in storage cupboards and doors to all bedrooms and the bathroom.

## Bedroom One

13' 11" x 9' 10" ( 4.24m x 3.00m )

Double bedroom comprising a built-in wardrobe, a radiator and a double glazed window to rear elevation.

## Bedroom Two

9' 9" x 10' 9" ( 2.97m x 3.28m )

Double bedroom having built-in wardrobe, a radiator and a double glazed window to front elevation.

## Bedroom Three

10' 9" x 6' 11" ( 3.28m x 2.11m )

Comprising a radiator and a double glazed window to rear elevation.

## Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

## Communal Garden

Communal gardens being mainly laid to lawn.

## Parking

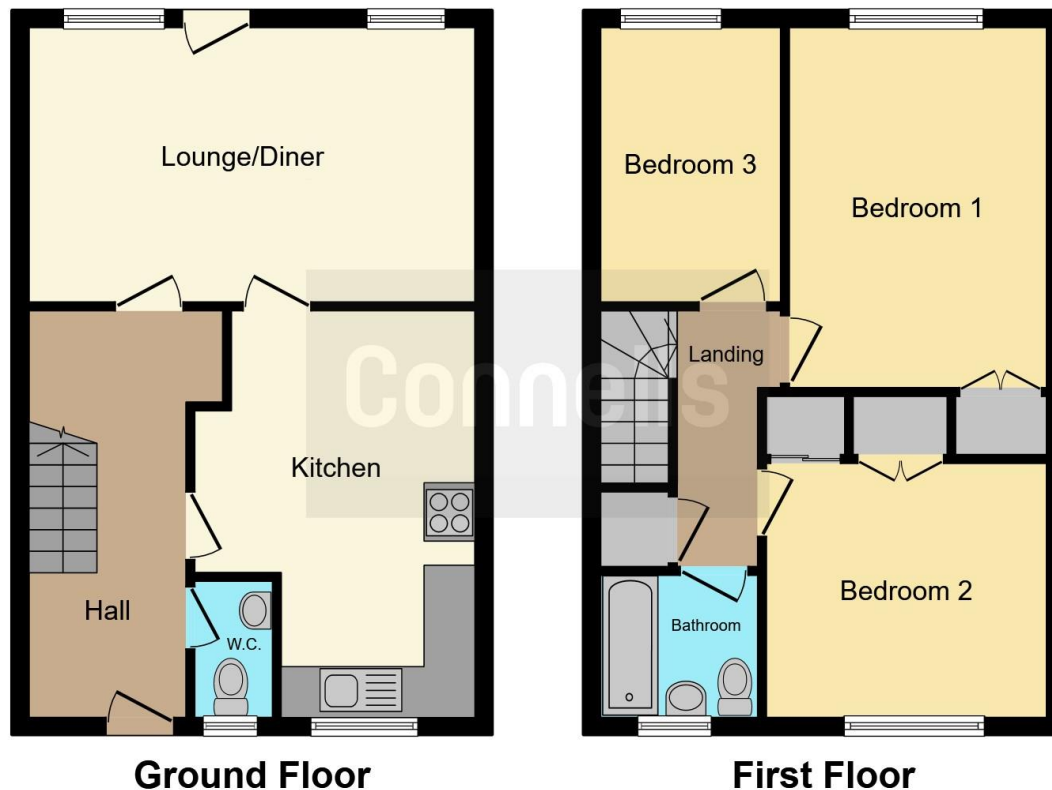
Permit parking available.

## Agent's Note

The property is leasehold for a term of 125 years from 12th October 1987. The property is subject to charges which include an annual service charge of £370.00. Further details 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)

To view this property please contact Connells on

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7-8 Euston Place  
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EPC Rating: C Council Tax  
 Band: A

Service Charge: 370.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA313826](http://connells.co.uk/Property/SPA313826)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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