



**Connells**

Mason Avenue  
Leamington Spa





### Property Description

This two double bedroom first floor maisonette would be ideal for a starter home or investment property. It is located on the first floor and benefits from its own private entrance door, with stairs then rising to the accommodation. The kitchen is particularly spacious for this type of property. There is off road communal parking available in addition to access to a communal laundry area.

#### Entrance

Via own private entrance.

#### Entrance Hallway

Welcoming entrance hallway comprising a generous built-in storage cupboard, a radiator and doors to the lounge, both bedroom and the bathroom.

#### Lounge

14' 1" x 11' 2" max ( 4.29m x 3.40m max )  
Spacious, light and airy lounge having a television point, laminate flooring, ceiling spotlights, a radiator, a double glazed window to front elevation and an archway to the kitchen.

#### Kitchen

10' 1" x 9' 4" ( 3.07m x 2.84m )  
Fitted with 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, gas hob with cooker hood over and a dishwasher, with space for a washing machine and space for a fridge/freezer. Housing the wall-mounted gas central heating boiler and comprising vinyl flooring and a double glazed window to rear elevation.

### Bedroom One

12' 5" x 9' 5" ( 3.78m x 2.87m )

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

### Bedroom Two

10' 7" x 7' 2" ( 3.23m x 2.18m )

Double bedroom having a radiator and a double glazed window to front elevation.

### Bathroom

White three piece suite, fitted with a wash hand basin with vanity unit, bath with electric shower over and a low level W/C. Having partly tiled walls, vinyl flooring and a double glazed window to rear elevation.

### Parking

Communal parking available.

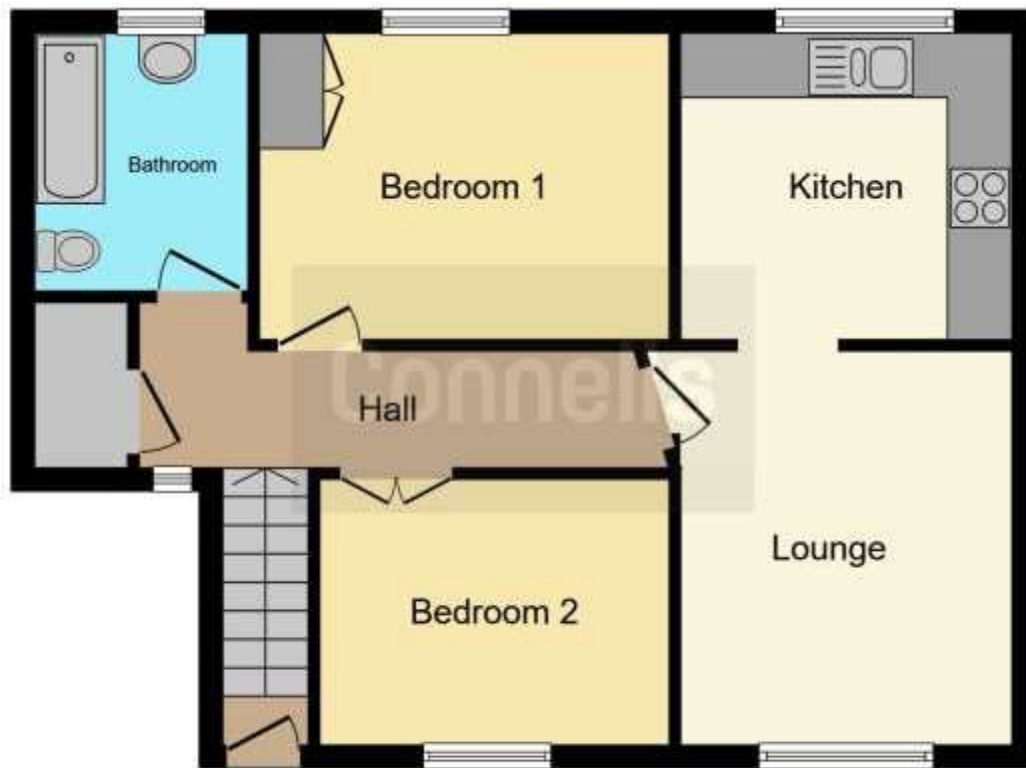
### Communal Laundry Area

Situated to the side of the building.

### Lease Details

The property is leasehold with a lease length of 125 years from 7th August 1989. This property is subject to management costs to include; an annual ground rent of £10.00, an annual management fee of £36.48 and an annual buildings insurance of £263.04. These charges may be subject to change. 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)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SPA313910](http://connells.co.uk/Property/SPA313910)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Aug 1989. 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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