





## Property Description

A truly unique listing offered in the prime of Leamington Town Centre. A previously industrial property having been converted into a residential development now forms Trinity House Stables.

Trinity House Stables is a period end of terrace, set over approximately 2300 square feet it offers residents a blank canvas to create their ideal home environment, whether it's a creative workspace, a place to entertain, or a comfortable living space.

In brief, the property is set over three floors, comprising five double bedrooms and three bathrooms and is immaculately presented throughout with a very stylish and modern feel throughout and benefits from a garage.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and open storage under the stairs. Comprising a column radiator, ceiling spotlights, built-in storage cupboards and doors to the garage, bedrooms one, two and three as well as the downstairs shower room and Jack and Jill bathroom.

## Downstairs Shower Room

Fitted with a three piece suite comprising a wash hand basin, shower cubicle and low level W/c. Having a column radiator and ceiling spotlights.

## Bedroom One

13' 2" x 10' 3" ( 4.01m x 3.12m )

Double bedroom having a column radiator, ceiling spotlights and a double glazed window to side elevation. With doors to the dressing area and the Jack and Jill shower room.

## Dressing Area

8' 5" into wardrobes x 4' 8" ( 2.57m into wardrobes x 1.42m )

Benefitting from fitted wardrobes.

## Jack And Jill Bathroom

Fitted with a four piece suite, comprising a wash hand basin, freestanding bath, corner shower and low level W/C. Having a column radiator and ceiling spotlights.

## Bedroom Two

12' 4" x 10' 4" ( 3.76m x 3.15m )

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

## Bedroom Three

14' 3" x 12' 7" ( 4.34m x 3.84m )

Double bedroom having two column radiators, ceiling spotlights, a double glazed window to side elevation and a door to the communal bin area.



## First Floor Landing

The stairs lead from the hallway. There is a snug area, a column radiator and doors to the open plan lounge/kitchen/diner, bedroom four and the shower room. With stairs rising to the second floor leading to bedroom five.

## Open Plan Lounge/Kitchen/Diner

46' 5" x 14' ( 14.15m x 4.27m )

## Lounge Area

Benefitting from ample natural light. Comprising a column radiator, a television point and two skylights.

## Kitchen/Dining Area

Modern kitchen fitted with a range of white high gloss wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink unit. Integrated appliance include; an electric oven, induction hob, a dishwasher and a fridge/freezer. Having two column radiators and six skylights.

## Bedroom Four

14' 6" max x 12' 3" ( 4.42m max x 3.73m )

Double bedroom having a column radiator, ceiling spotlights and two double glazed windows to front elevation.

## Shower Room

Fitted with a three piece suite comprising a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a radiator, a skylight and a built-in cupboard housing the central heating boiler.

## Second Floor

## Bedroom Five

21' 9" max x 14' 8" ( 6.63m max x 4.47m )

Generously sized with a column radiator and two skylights.

## Garage

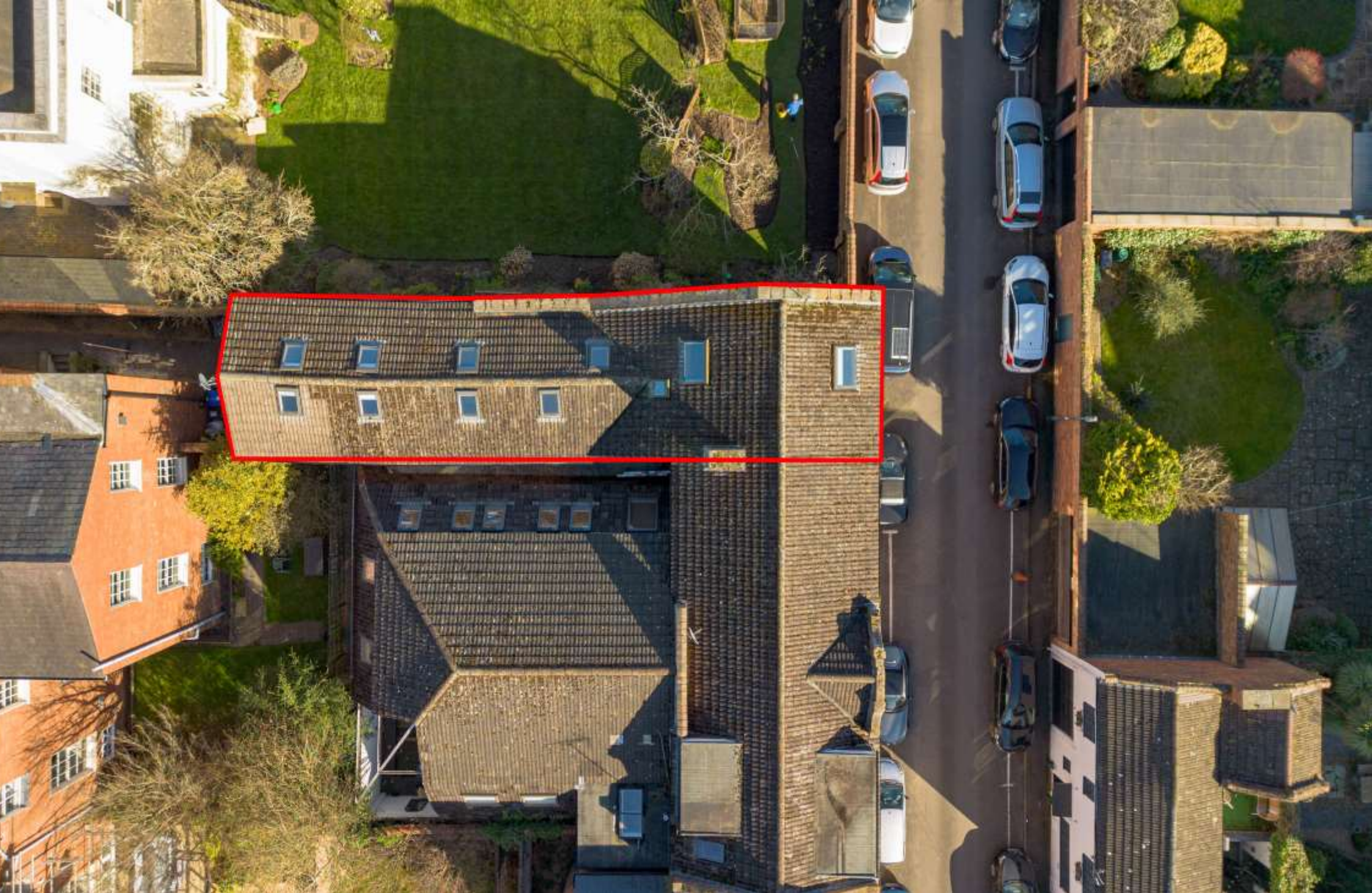
19' 3" x 8' 2" ( 5.87m x 2.49m )

Integral garage accessed via the hallway. Providing space for a washing machine and space for a tumble dryer.

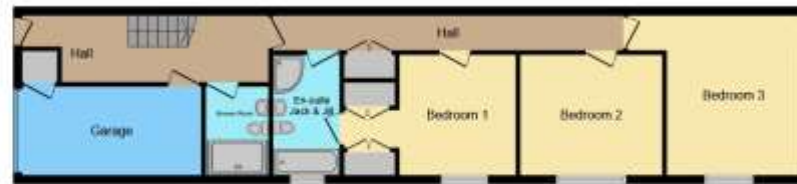








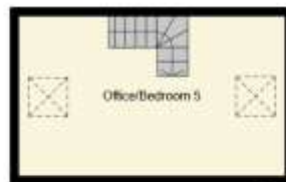




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: Awaited**

Tenure: Freehold

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