



Connells

Grove Place
Leamington Spa



Property Description

2 Double bedroom property, each bedroom with its own en-suite private bathroom. The property can be used as a single house or shared by up to two couples, all uppers bedrooms & bathrooms have locking door handles for privacy, the bathrooms are en-suite to each bedroom.

Originally built in 1911 as a bakery, this Edwardian building has been tastefully converted into one of four contemporarily designed 3-storey town houses, completed in 2019, this property is immaculately presented.

Ground Floor

Entrance Hallway

With stairs rising to the first floor and a door leading to the open plan lounge/kitchen/diner.

Lounge/Kitchen/Diner

This very generous open plan space totals 55.6 sq/m in size. The hall door leads directly into the lounge area, a large sized sliding sash timber double glazed window affronts the room. The house benefits from full underfloor heating to the ground floor, chestnut laminate floor is fitted throughout the space. The all integrated, fully appointed modern white slab true handleless kitchen is equipped with an 80cm black glass Siemens 5-ring touch slide induction hob with extractor above, tower unit with AEG pyrolytic double oven plus a matching combination microwave, integrated Samsung fridge freezer, AEG integrated dishwasher & AEG washer / dryer. The kitchen area retains its original impressive double height vaulted ceiling which is lit by oversized LED industrial lights.

First Floor Landing

The stairs lead from the hallway. With doors to bedroom one and the Jack and Jill bathroom and stairs rising to the second floor.

Bedroom One

16' x 9' 2" (4.88m x 2.79m)

This bedroom offers 13.5sq/m of space features a fitted double wardrobe with sliding doors, a sliding sash timber double glazed window to the front aspect. Heating is provided by a single central heating radiator.

En-Suite Shower Room

Fitted with a low level WC, vanity unit wash basin, P-shaped bath with glass side screen, overhead Triton thermostatic rain shower. Centrally heated towel rail. The bathroom has two doors allowing it to be accessed from the landing for shared use, or with this door locked, it becomes configured as a private en-suite to the bedroom. Two double glazed sliding sash windows feature to one aspect.

Second Floor

Bedroom Two

16' 1" x 9' 2" (4.90m x 2.79m)

This bedroom offers 13.5sq/m of space, has a sliding sash timber double glazed window to the front aspect & features a fitted double wardrobe with sliding doors. Heating is provided by a single central heating radiator.

En-Suite Bathroom

Fitted with a low level WC, vanity unit wash basin, 800mm x 1200mm shower cubicle with bi-fold glass door enclosure& electric Triton shower. Centrally heated towel rail. The bathroom has two doors allowing it to be accessed from the landing for shared use, or with this door locked, it becomes configured as a private en-suite to the bedroom. A single overhead Velux window is fitted into the roof.

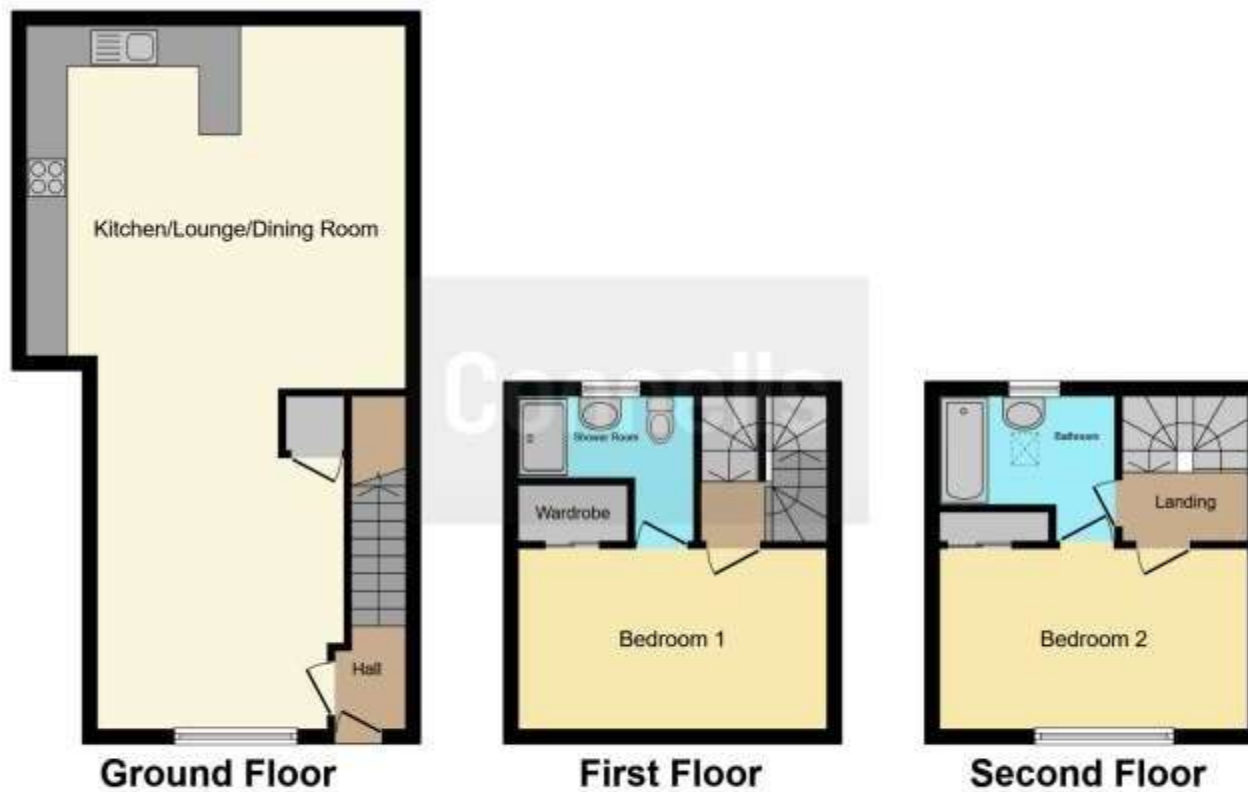
Parking

Non-permit on street parking spaces are available directly opposite the property on a first come first served basis.

Agent's Note

The property is currently tenanted with a monthly rental income of £1,600. The current tenant is due to vacate the property on 10th May 2025.





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

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EPC Rating: B

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Tenure: Freehold



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