



**Connells**

Lillington Road  
Leamington Spa



### Property Description

Ideally located within easy reach of Leamington Spa town centre is this spacious duplex apartment. Offering modern accommodation throughout beginning with welcoming entrance hall, lounge dining room, breakfast kitchen, two double bedrooms, the master with ensuite and family bathroom.

Externally the property benefits from allocated parking within the communal grounds.

and an extractor fan.

### Communal Entrance

Well-maintained communal entrance with stairs to all floors.

### Entrance Hallway

Welcoming entrance hallway with doors off to the lounge dining room, bathroom and second bedroom.

### Lounge Dining Room

16' 7" max x 12' 2" ( 5.05m max x 3.71m )

Spacious light and airy lounge having two radiators, a double glazed window to rear elevation and an archway to the kitchen.

### Breakfast Kitchen

11' 7" x 6' 6" ( 3.53m x 1.98m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a washing machine, a slimline dishwasher and a fridge/freezer. Comprising a double glazed window to side elevation.

### Bedroom Two

10' 8" plus door recess x 8' 8" ( 3.25m plus door recess x 2.64m )

Double bedroom having a radiator, a double glazed window to side elevation and a built-in cupboard housing the central heating boiler.

### Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls

## Second Floor

### Bedroom One

16' 11" Restricted head height x 11' 2" max ( 5.16m Restricted head height x 3.40m max )  
Double bedroom benefitting from storage into the eaves, a radiator, two skylights to side elevation and a door to;

### En-Suite Shower Room

White three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a shaver point and an extractor fan.

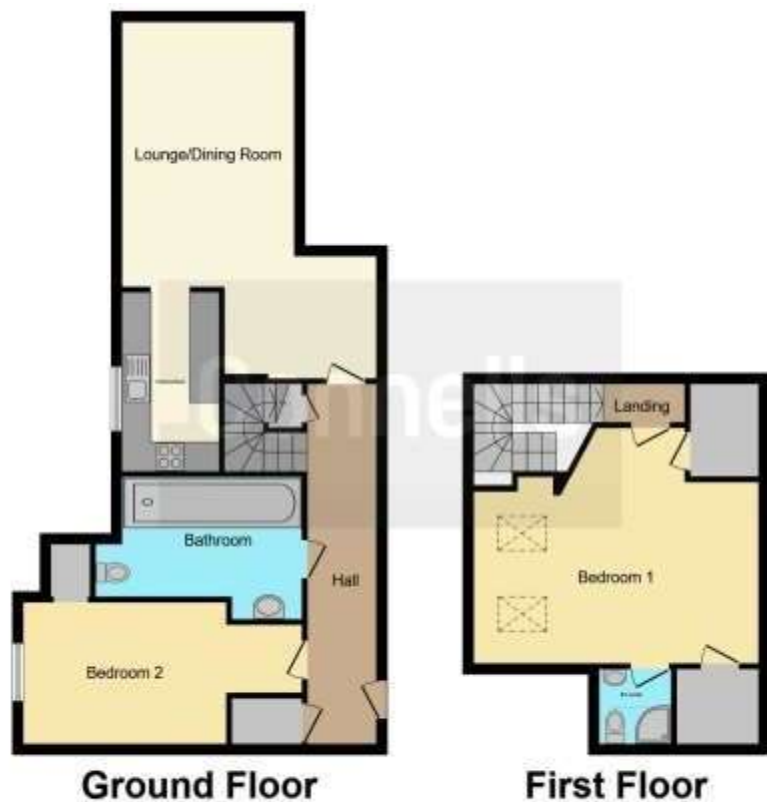
### Parking

There is allocated parking available within the property grounds.

### Lease Information

The property is leasehold with a lease length of 200 years from 2006. This property is subject to management costs to include; an annual ground rent of £200, an annual service charge of £2,100 and an annual buildings insurance of £600.. 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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SPA314110](http://connells.co.uk/Property/SPA314110)**

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2006. 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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