



**Connells**

Brunswick Street  
Leamington Spa



### Property Description

Occupying a highly sought after and convenient location in South Leamington Spa, this attractive GRADE II LISTED, duplex apartment offers a wealth of generous and immaculate accommodation. Boasting approx. 1,400 Square Feet this pristine home has been lovingly maintained and recently redecorated by the current owner, with a tasteful and stylish finish throughout in addition to encompassing period/original features.

In brief this property comprises; a welcoming entrance hall, spacious lounge with French doors and Juliet Balconies, modern fitted kitchen, two generous double bedrooms and three piece suite bathroom. There is on street parking (no permit required) available with off road parking available to the rear of the property as well.

This property is available for sale with no onward chain and viewing is highly recommended!

### Communal Entrance

#### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to bedroom two, the bathroom and the lounge.

#### Lounge

12' 1" x 19' 7" ( 3.68m x 5.97m )

Generously sized, light and airy lounge, having a feature fire place, a radiator, original pine flooring and two French doors leading to the Juliet Balconies. Providing space for a dining table.

#### Bedroom Two

10' 2" x 11' 8" ( 3.10m x 3.56m )

Bright and spacious full double bedroom comprising a radiator and a sash window to rear elevation. Providing ample space for an office/desk space.

### Bathroom

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



## Landing

The large stairs lead from the hallway, benefitting from original banister. Comprising a storage cupboard into the eaves, a skylight and doors to bedroom one and the kitchen.

## Breakfast Kitchen

11' 8" x 10' 1" ( 3.56m x 3.07m )

Modern kitchen, fitted with wall and base units with complementary solid wood work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven and gas hob with cooker hood over, whilst providing space for a fridge/freezer. Comprising a feature fire place, a radiator and a double glazed window to rear elevation.

## Bedroom One

12' 2" x 18' 7" ( 3.71m x 5.66m )

Larger than average double bedroom. Benefitting from ample natural light whilst providing ample storage space. Comprising a radiator and two sash windows to front elevation.

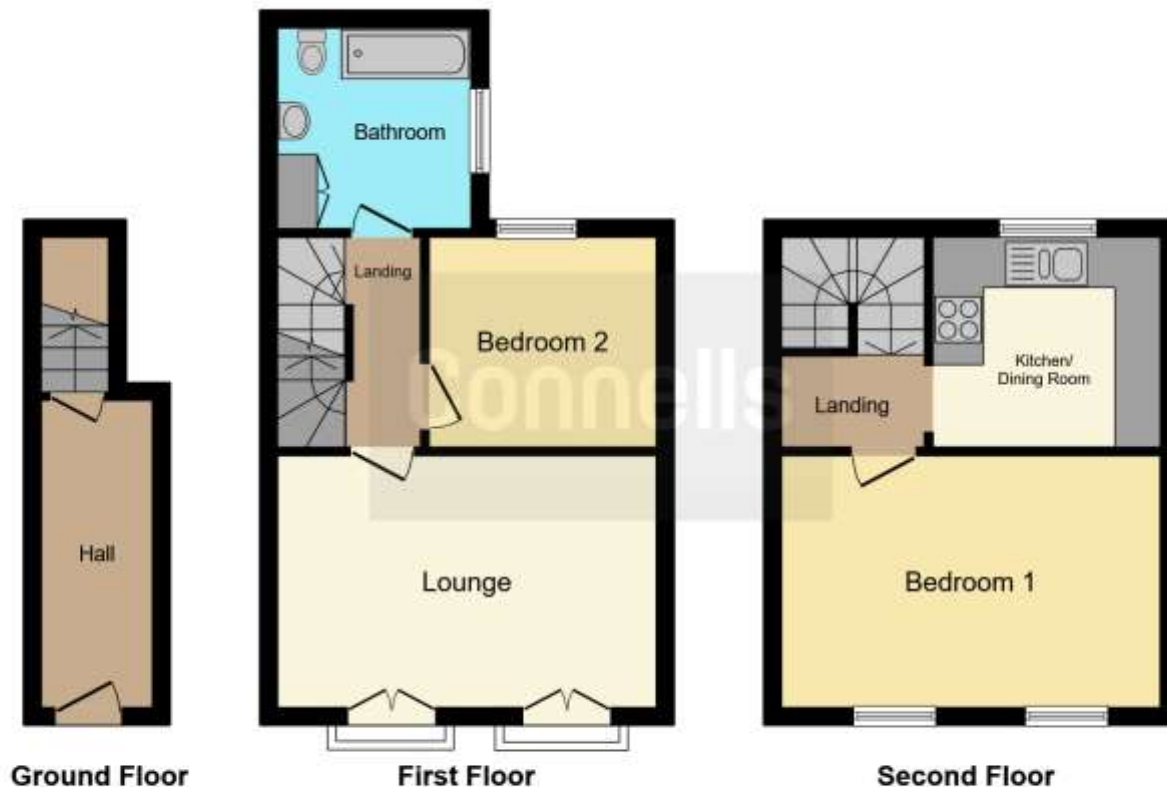
## Parking

No permit required on street parking with parking also available to the rear of the property.

## Lease Information

The property is leasehold with a lease length of 189 years from 29th September 1979, however our seller has advised the lease can be extended without undue cost, your conveyancer will be able to provide further assistance. The property is being sold with a 50% share of the freehold and is not subject to management charges as the property is self-managed. 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

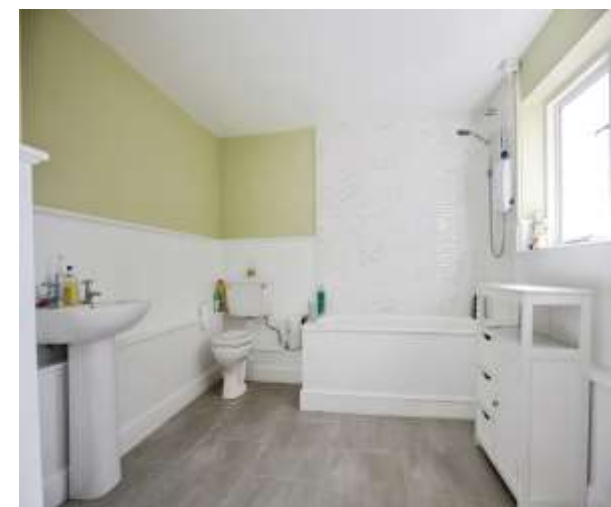
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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/SPA314061](http://connells.co.uk/Property/SPA314061)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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