



Connells

Haseley Close
Leamington Spa

Haseley Close Leamington Spa CV31 2PD

for sale offers over
£160,000



Property Description

The accommodation comprises an inviting entrance hallway, a newly fitted modern kitchen complete with integrated appliances, and a generous lounge/diner perfect for relaxing or entertaining. A separate utility room adds practical storage and functionality. There are two well-proportioned double bedrooms and a contemporary bathroom, making this home both versatile and comfortable. With its excellent location and thoughtful layout, this apartment is a must-see.

Entrance Hall

Comprising a door to front, tiled flooring, a radiator and doors off to all rooms.

Lounge

16' 4" x 11' max (4.98m x 3.35m max)

Comprising an electric feature fireplace, laminate flooring, a radiator, double glazed window to front elevation and a door off to the utility room.

Utility Room

7' 7" x 6' 6" (2.31m x 1.98m)

Providing space for a washing machine and space for a tumble dryer, with a double glazed window to front elevation.

Kitchen

9' 3" x 7' 4" (2.82m x 2.24m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over with space for a fridge/freezer. Housing the central heating boiler whilst comprising a double glazed window to front elevation.

Bedroom One

13' 9" x 9' 9" (4.19m x 2.97m)

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

Bedroom Two

10' 9" x 10' (3.28m x 3.05m)

Double bedroom with a radiator and a double glazed window to rear elevation.

Shower Room

Fitted with a modern three piece suite, comprising a wash hand basin with vanity unit, double shower and a low level WC. Also benefitting from a chrome heated towel rail, fully tiled walls, tiled flooring and an extractor fan.

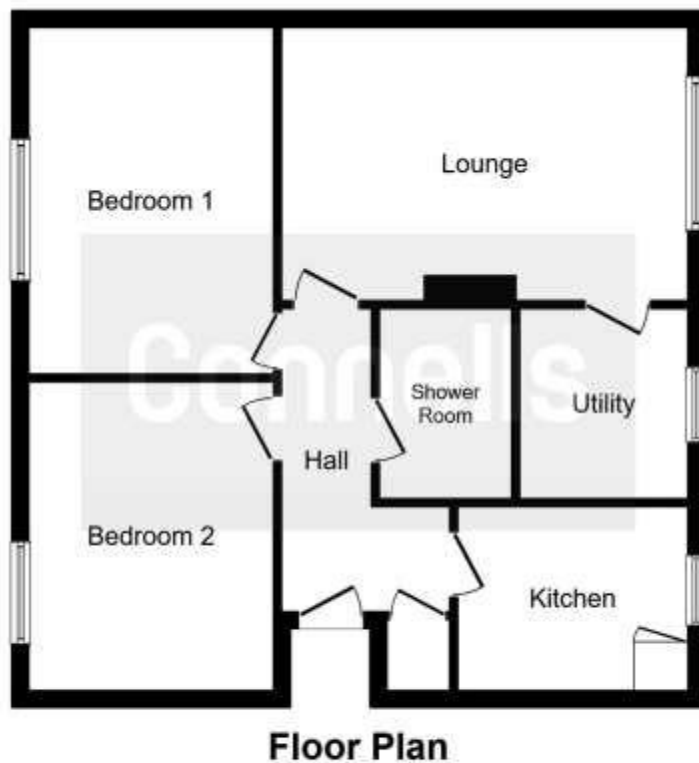
Outside

Benefitting from communal garden and parking.

Lease Information

The property is leasehold and the lease has been extended to 125 years from 22nd February 1999. This property is subject to management costs to include; an annual service charge £743.63. 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).
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To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

view this property online [connells.co.uk/Property/SPA311008](https://www.connells.co.uk/Property/SPA311008)

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Feb 1999. 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.

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