



**Connells**

The Cedars Lillington Road  
Leamington Spa





### Property Description

Occupying a highly sought after and convenient location in North Leamington Spa, this spacious apartment would make an ideal first time purchase or investment. Briefly comprising welcoming entrance hall, open plan kitchen living dining room, two double bedrooms both with fitted wardrobes and the master benefiting from an ensuite as well as the Jack and Jill family bathroom. Externally the property benefits from one allocated parking space.

### Communal Entrance

Well-maintained communal entrance with stairs and lift to all floors.

### Entrance Hallway

Welcoming entrance hallway comprising a telephone entry system, laminate flooring and a radiator. With a built-in cupboard providing space for a washing machine.

### Open Plan Lounge/Kitchen/Diner

17' 11" x 12' 6" ( 5.46m x 3.81m )

### Lounge Dining Area

Light and airy lounge area comprising a built-in storage cupboard, a radiator, television point, bespoke built-in bookcase, vaulted ceiling and two velux windows to front and rear elevations.

### Kitchen Area

Fitted with wall and base units with complementary granite work surfaces over and upstand, incorporating a granite sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cookerhood over and a fridge/freezer, with space for a dishwasher.

### Bedroom One

12' 3" to wardrobe x 8' 4" ( 3.73m to wardrobe x 2.54m )

Double bedroom comprising a fitted double wardrobe, a radiator and a double glazed sash window to front elevation. With a door to;

### En-Suite

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having tiled flooring, ceiling spotlights, a heated towel rail and a double glazed frosted, sash window to front elevation.

### Bedroom Two

12' 4" to wardrobe x 8' 2" ( 3.76m to wardrobe x 2.49m )

Double bedroom having a fitted wardrobe, a radiator, laminate flooring and a double glazed sash window to front elevation.

### Jack And Jill Shower Room

Fitted with a white three piece suite, comprising a wash hand basin, shower cubicle and shower over and a low level W/C. Having partly tiled walls, a shaver point, extractor fan, a built-in mirrored storage cupboard and a heated towel rail.

### Parking

One allocated parking space.

### Lease Information

The property is leasehold and the lease has been extended to 125 years from 2009. This property is subject to management costs to include; an annual ground rent of £150 and an annual service charge £3172. 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.localagent.com](http://www.localagent.com)



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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SPA314196](http://connells.co.uk/Property/SPA314196)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 2009. 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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