





### Property Description

Located within easy reach of local amenities as well as the town centre and train station is this spacious two double bedroom first floor apartment. Offering modern accommodation throughout comprising; communal entrance hall with access to the communal garden and own useful storage cupboard, welcoming entrance hallway, open plan lounge diner, modern kitchen, two double bedrooms and bathroom.

Externally the property benefits from a driveway, single garage and communal rear gardens.

### Communal Entrance

Well-maintained communal entrance with stairs to all floors, access to the communal gardens, and useful storage cupboard.

### Entrance Hallway

Welcoming entrance hallway benefitting from two built-in storage cupboards, access to the loft and doors to all rooms.

### Lounge/Dining

18' 4" x 11' 1" ( 5.59m x 3.38m )

Generously sized lounge/dining benefitting from ample natural light. Comprising a radiator and a double glazed window to side elevation.

### Kitchen

13' 6" x 5' 11" ( 4.11m x 1.80m )

Modern kitchen, fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob with cookerhood over, whilst providing space for a slimline dishwasher and space for a fridge/freezer. Comprising a double glazed window to front elevation.



### Bedroom One

9' 5" x 12' 4" ( 2.87m x 3.76m )

Double bedroom having a radiator, laminate flooring and a double glazed window to rear elevation.

### Bedroom Two

7' 10" x 12' ( 2.39m x 3.66m )

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

### Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a fitted tower rail, a double glazed window to front elevation and a cupboard housing the central heating boiler.

### Communal Garden

Access via the communal entrance. Well-maintained, private courtyard garden being fence enclosed.

### Parking

Off road parking for one car situated outside the garage en-bloc.

### Garage En-Bloc

15' 10" x 8' ( 4.83m x 2.44m )

Having power, light and an up and over door. With space and plumbing for a washing machine.

### Lease Information

The property is leasehold with a lease length of 999 years from 30th June 1981. This property is subject to management costs to include; an annual service charge of £1,620. 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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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 1620.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314171](http://connells.co.uk/Property/SPA314171)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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