



Connells

Windmill Hill
Leamington Spa



Property Description

Spacious first floor maisonette situated on an elevated position, this spacious first-floor maisonette offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Accessed via steps leading to a private pathway, the property benefits from its own front door, offering a sense of independence and privacy.

over, an integrated microwave, whilst providing space for a washing machine and space for a fridge/freezer. Comprising a double glazed window to front elevation.

Upon entering, stairs lead up to the main accommodation, where you are welcomed into a generous lounge/diner, complete with a feature archway through to a fitted kitchen. The property boasts two double bedrooms and an additional versatile room-ideal for use as a home office, study area, or dressing room.

The bathroom is fitted with a classic three-piece suite, and to the rear, you'll find a private, lawned garden-perfect for enjoying outdoor relaxation or entertaining guests.

Offered with no onward chain, this property presents a rare opportunity to move in with ease and add your own personal touch.

Entrance Hallway

With doors to the lounge/diner, all bedrooms and the bathroom.

Lounge/Diner

12' 4" max x 15' 5" max (3.76m max x 4.70m max)

Spacious, light and airy lounge/diner, having a radiator, television point, laminate flooring, a double glazed window to rear elevation and an archway to the kitchen.

Kitchen

10' 2" x 8' 7" (3.10m x 2.62m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated eye-level electric oven, electric hob with cooker hood



Bedroom One

14' 8" max x 9' min (4.47m max x 2.74m min)

Double bedroom having a radiator, a television point and a double glazed window to rear elevation.

Bedroom Two

10' 7" min x 8' 2" min (3.23m min x 2.49m min)

Double bedroom having a radiator, a television point and a double glazed window to front elevation.

Study/Home Office

6' 3" x 5' 8" (1.91m x 1.73m)

Comprising a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and low level W/c. Having partly tiled walls, a heated towel rail, a loft hatch and a double glazed window to front elevation.

Garden

Private garden being mainly laid to lawn.

Parking

On street.

Lease Information

The property is leasehold with a lease length of 125 years from 14th March 2005. The property is subject to management costs to include an annual service charge of £290.76. 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

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: B

Service Charge: 290.76 Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 2005. 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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