

Connells

Windmill Hill Leamington Spa

# Windmill Hill Leamington Spa CV32 7LW







# **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.

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 threepiece 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

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.

#### **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.

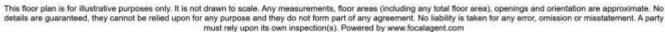
#### **Lease Information**

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.









To view this property please contact Connells on

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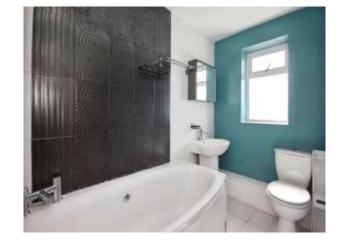
7-8 Euston Place LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: B

Service Charge: 290.76 Ground Rent: Ask Agent

# view this property online connells.co.uk/Property/SPA310206

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.





Tenure: Leasehold





<sup>1.</sup> 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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