



**Connells**

Flat D Tulip Court Kenilworth Road  
Leamington Spa





### Property Description

Set within a GRADE II LISTED Victorian conversion and located in the sought-after area of North Leamington Spa is this two bedroom first floor apartment. Offering spacious accommodation throughout and being sold with no onward chain. This stunning property briefly comprises; a welcoming entrance hall, open plan living dining room with bay window, separate kitchen, two bedrooms and family bathroom. Externally the property benefits from allocated parking as well as visitor spaces available and a garage en-bloc.

### Communal Entrance

Well maintained communal entrance with stairs rising to first floor.

### Entrance Hallway

Welcoming entrance hallway comprising a telephone entry system, a storage cupboard, solid wood flooring and doors to all rooms.

### Lounge/Dining Room

17' 4" max into bay x 15' 1" ( 5.28m max into bay x 4.60m )

Spacious bay-fronted lounge/dining room benefitting from ample natural light and high ceilings. Comprising solid wood flooring, a television point, a radiator and a sash bay window to front elevation.

### Kitchen

5' 3" x 11' 5" ( 1.60m x 3.48m )

Fitted with wall and base units with complimentary work surfaces and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven, electric hob with cooker hood over, space for a washing machine and space for a fridge/freezer. Comprising laminate flooring, a radiator and a window to side elevation.



## Bedroom One

15' 1" x 10' 11" ( 4.60m x 3.33m )

Generously sized double bedroom, benefitting from two fitted wardrobes, high ceilings, solid wood flooring, a radiator and a sash window to side elevation.

## Bedroom Two

9' 7" plus door recess x 6' 1" max ( 2.92m plus door recess x 1.85m max )

Double bedroom comprising a fitted cupboard housing the central heating boiler, high ceilings, solid wood flooring, a radiator and a window to side elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level WC, fully tiled walls, and extractor fan and a radiator.

## Parking

One allocated parking space with additional two visitor parking spaces available which are shared by all the flats within the building.

## Garage

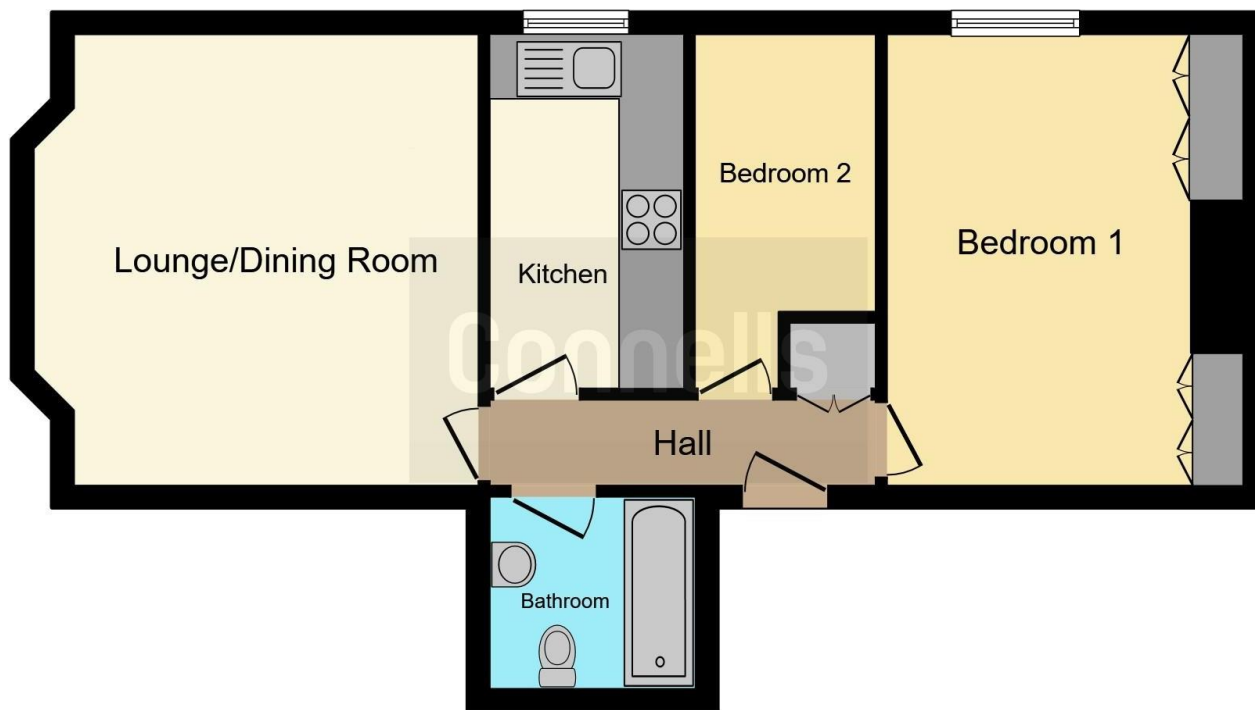
Garage en-bloc situated to the rear of the building. Connells advise an internal inspection of the garage has not yet been carried out.

## Lease Information

The property is leasehold with a lease length of 187 years from 1st July 1975. The property is subject to management costs, to include an annual service & maintenance charge of £1,620. Further information available upon request. The property is currently tenanted with an agreed let until 30th October 2023.







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)

To view this property please contact Connells on

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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 1620.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314279](http://connells.co.uk/Property/SPA314279)**

This is a Leasehold property with details as follows; Term of Lease 187 years from 01 Jul 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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