



Connells

St. Nicholas Road
Radford Semele Leamington Spa

St. Nicholas Road Radford Semele Leamington Spa CV31 1UN

for sale
£210,000



Property Description

To the front, the property features a private driveway providing off-road parking. Internally, the accommodation comprises an entrance hallway, a fitted kitchen, and a spacious lounge with direct access to the rear garden-perfect for entertaining or relaxing.

There are two generously sized bedrooms, a separate WC, and a bathroom, offering a practical and well-laid-out living space ideal for first-time buyers, downsizers, or investors.

To the rear, the property boasts a large private garden, mainly laid to lawn, providing plenty of outdoor space to enjoy.

This maisonette combines generous indoor and outdoor space with the convenience of a driveway and a great location.

Entrance

Via own private entrance.

Entrance Hallway

Having doors leading to all rooms.

Cloakroom

Fitted with a low level W/c, a radiator and a double glazed window to front elevation.

Kitchen

8' 7" x 8' 1" (2.62m x 2.46m)

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. Integrated appliances include; an electric oven, electric hob with cooker hood over, space and plumbing for washing machine, whilst providing space for a fridge/freezer. Housing the central heating boiler and comprising a double glazed window to front elevation.

Lounge

15' 4" x 11' 9" (4.67m x 3.58m)

Spacious, light and airy lounge having laminate flooring, a radiator, television point, two double glazed windows to rear elevation and patio doors leading to the garden.

Bedroom One

8' 9" min x 14' 8" max (2.67m min x 4.47m max)

Double bedroom comprising a built-in storage cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

Double bedroom comprising a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a modern, white three piece suite, comprising a wash hand basin, bath with mixer taps and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Garden

Access via the lounge large garden being mainly laid to lawn having fence panels to the borders.

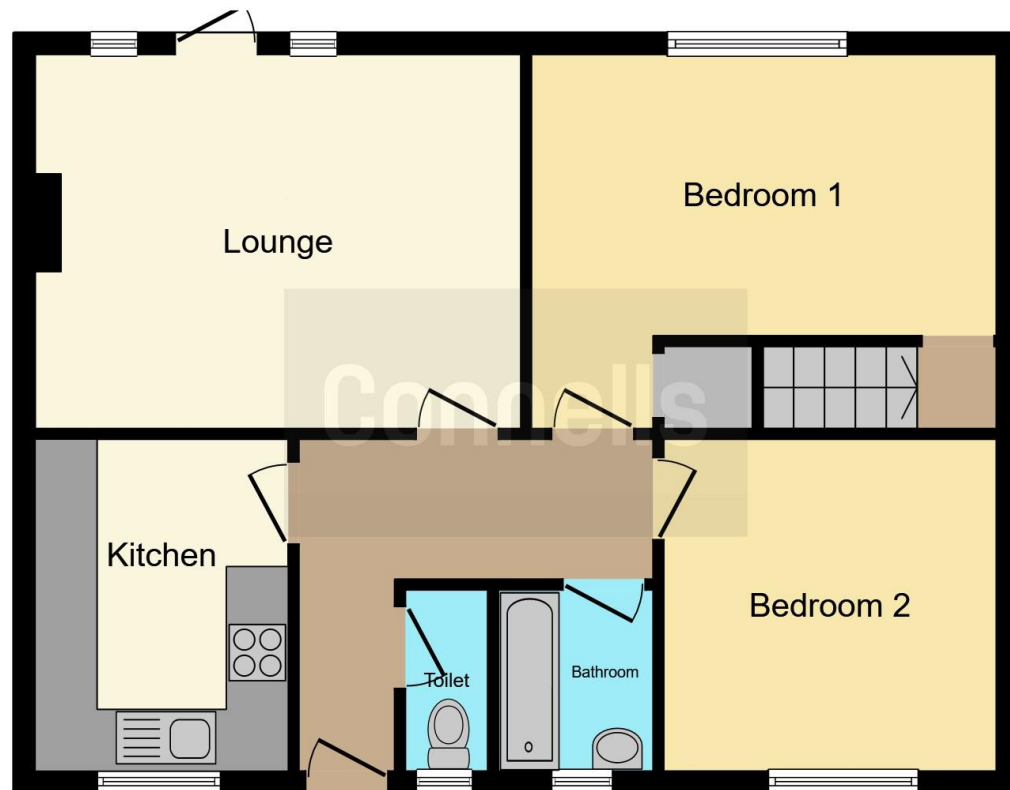
Parking

Driveway to the front providing off road parking for two cars.

Lease Information

The property is leasehold with a lease length of 125 years from 11th November 2019. This property is subject to management costs to include; an annual ground rent of £10 and an annual service charge of £391.20. 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: 391.20 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314317

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Nov 2019. 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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