



Connells

The Town House Kenilworth Road
Leamington Spa

The Town House Kenilworth Road Leamington Spa CV32 5TE

for sale offers over
£210,000



Property Description

Set within the stunning Grade II listed building of the Town House is this immaculate one bedroom apartment which offers the perfect blend of period elegance and modern living. Enjoy beautiful views over the serene Christchurch Gardens providing a tranquil back drop right from your doorstep. The apartment itself offers a wealth of generous accommodation with open plan kitchen living dining, double bedroom with a fitted wardrobe and modern bathroom.

Communal Entrance

Well-maintained communal entrance with stairs to all floors.

Entrance Hallway

Welcoming entrance hallway having a telephone entry system, a radiator and doors to the open plan kitchen living dining room, bedroom and bathroom.

Open Plan Lounge/Kitchen/Diner

20' 1" x 18' 9" (6.12m x 5.71m)

Lounge/Dining Area

Light and airy consisting of a feature fire place, a radiator and two sash windows to front elevation.

Kitchen Area

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 appliance include; an electric oven, gas hob with cooker hood over, a washing machine, dishwasher and a fridge/freezer.

Bedroom

13' 9" max x 9' 10" to wardrobe (4.19m max x 3.00m to wardrobe)

Double bedroom having a radiator, a sash window to front elevation, a fitted wardrobe and a cupboard housing the central heating boiler.

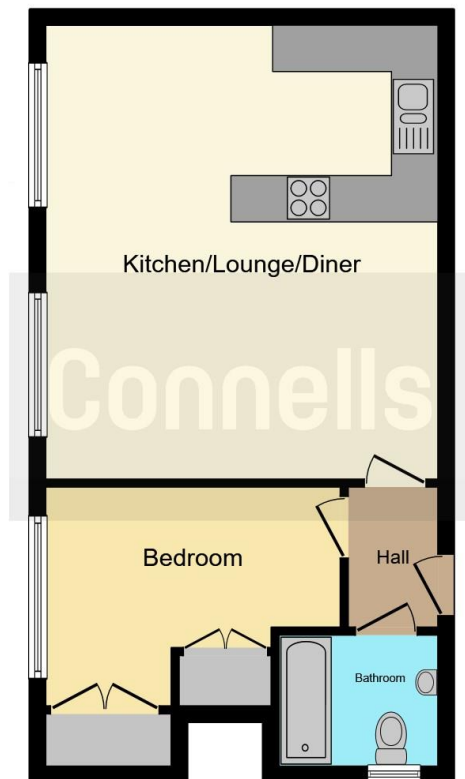
Bathroom

White three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. With partly tiled walls, a shaver point, a fitted towel rail and a window to side elevation.

Lease Information

The property is leasehold with a lease length of 999 years from 24th June 2003. The property is subject to management costs to include an annual ground rent of £514.34 and an annual service charge of £3,165.98. 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:
 Awaited

Council Tax
 Band: C

Service Charge:
 3165.98

Ground Rent:
 514.34

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314366

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2003. 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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