



Connells

The Old Courtyard
Weston Under Wetherley Leamington Spa

The Old Courtyard Weston Under Wetherley Leamington Spa CV33 9GF

for sale offers in excess of
£240,000



Property Description

Set in the charming village of Weston-under-Wetherley, this beautiful first-floor apartment offers both style and space, with countryside views and excellent transport links close by.

The apartment is accessed via a spacious entrance hallway which leads into a stunning open-plan living area. Designed with high ceilings and large windows to three sides, the room is flooded with natural light, while a striking bay window to the rear frames picturesque field views.

The property boasts three well-proportioned bedrooms, each complete with built-in wardrobes. The master bedroom further benefits from a private en-suite, complemented by an additional modern bathroom.

Outside, the apartment is offered with two allocated parking spaces, and is being sold with no onward chain, making it an ideal opportunity for both home movers and investors alike

Communal Entrance

Having a communal entrance hallway with stairs leading to all floors, this property is located on the first floor.

Entrance Hallway

Welcoming and spacious entrance hallway having laminate flooring, a radiator, a large floor to ceiling storage cupboard and doors to all rooms.

Open Plan Lounge/Kitchen/Diner

19' 1" max x 21' 11" max (5.82m max x 6.68m max)

Lounge/Diner Area

Benefitting from ample natural light and consisting of; laminate flooring, two radiators and two double glazed windows to the side elevations and a large bay window benefitting

from field views to the front.

Kitchen Area

Fitted with wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, electric hob with cooker hood over, a washing machine, a dishwasher, a fridge and a separate freezer. Benefitting from a built-in storage cupboard and laminate flooring.

Bedroom One

14' 7" into wardrobe x 9' 3" min (4.45m into wardrobe x 2.82m min)

Double bedroom having a radiator. fitted wardrobes and a double glazed window to rear elevation.

Ensuite

Fitted with shower cubicle, low level W/C, wash hand basin with vanity unit, radiator, fully tiled and a double glazed window to the side elevation.

Bedroom Two

12' 3" min x 8' 6" max (3.73m min x 2.59m max)

Having radiator, laminate flooring, fitted wardrobes and double glazed window to the rear elevation.

Bedroom Three

8' 6" max x 8' 4" to wardrobe (2.59m max x 2.54m to wardrobe)

Previously used as office space fitted with a desk and wardrobe space, radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with mixer taps and a shower over, fully tiled to the walls and a radiator.

Location

Location - Nestled in the heart of Warwickshire, Weston-under-Wetherley is a picturesque village surrounded by rolling countryside and open green spaces. The village offers a warm and welcoming community atmosphere, perfect for those seeking a quieter pace of life while still being close to nearby towns.

Outdoor enthusiasts are spoiled for choice with beautiful countryside walks and scenic trails right on the doorstep. For wider shopping, dining, and leisure opportunities, Royal Leamington Spa and Warwick are only a short drive away. Excellent transport links, including easy access to the M40 and M1 motorways, make Weston-under-Wetherley a convenient base for commuters.

In summary, Weston-under-Wetherley

combines the charm of village life with the practicality of excellent connections, offering residents the best of both worlds - community spirit, stunning surroundings, and accessibility

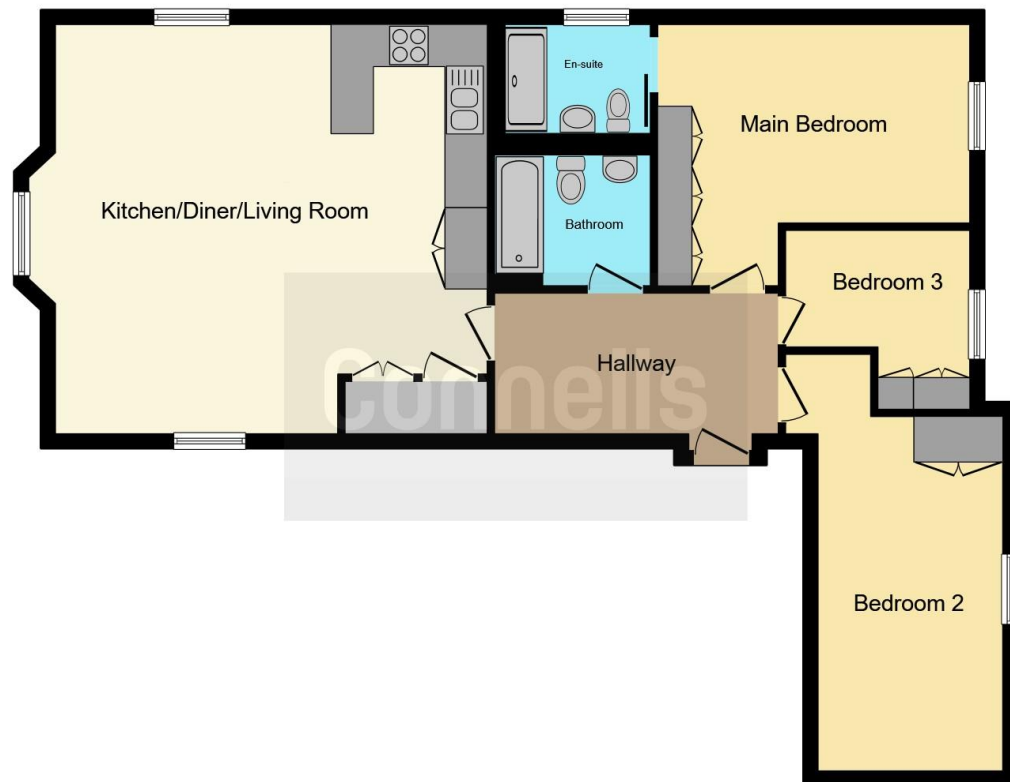
Parking

Having two allocated parking spaces to the front of the property.

Lease Information

The property is leasehold with a lease length of 999 years from 1st January 2000. The property is subject to management costs to include an annual service charge of £1680 and an annual fee of £115 for the upkeep of the courtyard and the pavilion. 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: D

Service Charge:
 1680.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314631

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. 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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