



**Connells**

De Normanville Avenue  
Leamington Spa



# De Normanville Avenue Leamington Spa CV31 3SP

for sale shared ownership  
**£176,000**



## Property Description

\*\*\* 40% SHARED OWNERSHIP \*\*\*

Perfectly positioned within walking distance of Leamington Spa town centre and the train station, this beautifully presented four-bedroom townhouse offers spacious and modern living across three floors. Still covered by its NHBC warranty, the property is immaculate throughout.

The ground floor features a welcoming entrance hallway, convenient cloakroom, a bright and comfortable lounge, and a stunning open-plan kitchen/dining area complete with a stylish island - perfect for entertaining or family mealtimes.

On the first floor, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The top floor is dedicated to the impressive master suite, boasting an en-suite shower room and generous additional storage space.

Outside, the property benefits from two allocated parking spaces to the rear, along with a beautifully landscaped rear garden ideal for relaxing or hosting guests

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the downstairs W/C and the lounge.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and an extractor fan.

## Lounge

10' 4" max x 18' 2" max ( 3.15m max x 5.54m max )

Spacious, light and airy lounge, consisting of a radiator, a built-in storage cupboard and a double glazed window to front elevation and a door to the kitchen/dining.

## Kitchen/Dining

17' 5" max x 11' 4" max ( 5.31m max x 3.45m max )

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven and an electric hob with cooker hood over, whilst providing space for a washing machine, a dishwasher and a fridge/freezer. Housing the central heating boiler and having a breakfast bar, a radiator, a double glazed window to rear elevation and a door leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway, with a radiator and doors to bedrooms two, three and four, in addition to the family bathroom. With stairs rising to the second floor.

### Bedroom Two

11' 5" max x 17' 6" max ( 3.48m max x 5.33m max )

Generously sized double bedroom having a radiator and two double glazed windows to front elevation.

### Bedroom Three

9' 6" x 11' 7" ( 2.90m x 3.53m )

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

### Bedroom Four

7' 7" max x 11' 5" max ( 2.31m max x 3.48m max )

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

### Bathroom

Three piece suite, fitted with a wash hand basin, bath with mixers taps and shower and a low level W/C. Having partly tiled walls and a radiator.

## Second Floor

### Master Bedroom

15' 9" max x 10' 7" max ( 4.80m max x 3.23m max )

The master bedroom benefits from a built-in wardrobe, a radiator, a double glazed window

to front elevation and a door to;

### En-Suite

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

### Store Area

17' 6" max with RHH x 11' 5" max with RHH ( 5.33m max with RHH x 3.48m max with RHH )

### Outside

### Rear Garden

Beautifully maintained garden being mainly laid to astro turf. Fence enclosed with gated rear access to the parking spaces.

### Parking

Two allocated parking spaces to the rear of the property.

### Lease/Share Information

The property is being sold at a 40% share as part of the shared ownership scheme.

The lease term is 125 years from 1st October 2019 and the current monthly rent on the remaining 60% is £541.55 with a monthly service charge/buildings insurance of £35. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.













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: B

Council Tax  
 Band: E

Service Charge: 35.00  
 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA313397](http://connells.co.uk/Property/SPA313397)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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