



# Marston Close Leamington Spa CV32 7RB

for sale offers in excess of  
**£190,000**



## Property Description

Spacious three bedroom ground floor maisonette within easy reach of the Leamington Spa town centre!

This delightful three bedroom ground floor maisonette is perfectly located within easy reach of the Leamington Spa town centre, offering generous and versatile living accommodation.

The property comprises a spacious lounge diner, a well appointed kitchen and three bedrooms - including one double bedroom with fitted wardrobes and two good size singles. A modern bathroom and separate W/C complete the internal layout.

Externally the maisonette benefits from a private courtyard garden, perfect for relaxing or entertaining, along with communal parking for residents.

This property presents an excellent opportunity for first time buyers, downsizers or investors alike, offering a combination of space, convenience and proximity to local amenities.

## Entrance

Via own private entrance via the private courtyard garden.

## Entrance Hallway

Welcoming entrance hallway having an under stairs cupboard and additional built-in storage

cupboard, a radiator and doors to all rooms.

## Lounge Diner

12' 2" x 20' 2" ( 3.71m x 6.15m )

Generously sized, light and airy lounge consisting of a built-in storage cupboard, two double glazed windows to rear elevation and double glazed door leading to the garden.

## Kitchen

10' 9" x 7' 2" ( 3.28m x 2.18m )

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. Providing space for appliances, a oven with gas hob and cooker hood over and housing the gas central heating boiler. With a double glazed window to rear elevation.

## Bedroom One

11' 5" to wardrobes x 8' 5" plus door recess ( 3.48m to wardrobes x 2.57m plus door recess )

Double bedroom benefitting from full wall fitted wardrobes, a radiator and double glazed windows to front and side elevations.

## Bedroom Two

8' 3" x 6' 5" ( 2.51m x 1.96m )

Having a radiator and a double glazed window to front elevation.

## Bedroom Three

8' 4" x 6' 6" ( 2.54m x 1.98m )

Having a radiator and a double glazed window to front elevation.

## Bathroom

Modern white two piece suite fitted with a wash hand basin with vanity unit and bath with mixer taps and shower over. Having fully tiled walls and a fitted towel rail.

## Separate W/C

Fitted with a low level W/C.

## Parking

Communal parking available.

## Garden

Private courtyard garden being fence enclosed with gated access - a perfect space for outdoor relaxation.

## Lease Information

The property is leasehold with a lease length of 125 years from 8th February 2021. This property is subject to management costs. The

latest annual statement amounted to £512.79 which include the ground rent, service charge and buildings insurance.

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](http://www.focalagent.com)

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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax  
 Band: B

Service Charge: 39.15 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314175](http://connells.co.uk/Property/SPA314175)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Feb 2021. 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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