



Connells

Cliffe Court Rugby Road
Leamington Spa



Property Description

Set within one of North Leamington's most desirable locations, this beautifully presented ground floor apartment offers modern living and generous space throughout.

The property features an inviting entrance hallway leading to a bright and spacious lounge/dining area with direct access to the attractive communal gardens - creating a perfect setting for relaxation or entertaining. A contemporary kitchen, two well-proportioned bedrooms, and a sleek shower room complete the accommodation.

Further benefits include a garage en bloc, providing secure parking or additional storage space.

Finished to a high standard and maintained with care, this apartment is ideal for first-time buyers or investors seeking a property in a highly sought-after area. Situated close to Leamington's vibrant town centre, local parks, and excellent transport links, it combines style, comfort, and convenience in one impressive home.

Communal Entrance

Well-maintained communal entrance leading to the flat on the ground floor.

Entrance Hallway

Welcoming and spacious entrance hallway having two built-in storage cupboards, one of which houses the hot water tank and has plumbing for washing machine. With doors to all rooms.

Lounge/Diner

16' 9" x 10' 9" (5.11m x 3.28m)

Generously sized, light and airy lounge/diner consisting of ceiling spotlights, an electric radiator and French doors leading to the garden.

Kitchen

9' 8" max x 4' 6" min (2.95m max x 1.37m min)

Immaculate and modern kitchen, fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric double oven, electric hob with cooker hood over, a microwave and fridge/freezer, Comprising an electric radiator and a double glazed window to rear elevation.

Bedroom One

10' 9" x 12' 8" (3.28m x 3.86m)

Double bedroom benefitting from built-in wardrobes, an electric radiator and a double glazed window to front elevation.

Bedroom Two

8' 2" x 11' (2.49m x 3.35m)

Double bedroom having an electric radiator and a double glazed window to side elevation.

Bathroom

Modern three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having partly tiled walls, an extractor fan and a double glazed window to rear elevation.

Communal Garden

Well maintained communal gardens surrounding which are mainly laid to lawn, there are doors directly from the lounge which lead onto the garden.

Parking

Residents parking.

Garage

Garage en-bloc with an up and over door. Connells advise an internal inspection of the garage has not yet been carried out.

Lease Information

The property is leasehold with a lease length of 188 years from 15th January 1973. This property is subject to management costs to include; an annual service charge of £1950. 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: D Council Tax
 Band: B

Service Charge:
 1950.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314798

This is a Leasehold property with details as follows; Term of Lease 188 years from 15 Jan 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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