



Connells

Kingston Grange Drive
Upper Lighthorne Leamington Spa

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for sale offers in excess of
£220,000



Property Description

This stunning ground floor apartment is immaculately presented throughout and offers stylish, modern living in a convenient location. Ideally positioned within easy access of the M40 junctions as well as JLR and AML campuses. Accessed via a well-maintained communal entrance hallway, the property features its own private entrance leading into a spacious hallway.

The heart of the home is the impressive bay-fronted open-plan kitchen, dining, and lounge area - perfect for modern living and entertaining. The apartment also benefits from a separate utility room, two well-proportioned bedrooms, and a contemporary bathroom.

Externally, the property boasts two allocated parking spaces, one of which includes an EV charging point.

With a 999-year lease from 1st March 2023, this property represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance, high-quality home.

Communal Entrance

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

Entrance Hallway

Welcoming entrance hallway having a radiator, luxury vinyl flooring and doors to all rooms.

Open Plan Lounge/Kitchen/Diner

20' 6" x 11' 6" (6.25m x 3.51m)

Lounge Area

Light and airy, consisting of luxury vinyl flooring, a double glazed window to side elevation and additional bay window to front elevation.

Kitchen/Diner Area

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, electric hob with cooker hood over, a dishwasher and a fridge/freezer. Housing the gas central heating boiler and comprising double glazed windows to front, side and rear elevations.

Utility Room

5' 8" x 8' 2" max (1.73m x 2.49m max)

Fitted with wall units and providing space for a washing machine, whilst comprising a radiator and a double glazed window to rear elevation.

Bedroom One

13' 3" max x 10' 2" max (4.04m max x 3.10m max)

Double bedroom benefitting from built-in wardrobes, a radiator and two double glazed windows to front elevation.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

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

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a heated towel rail, an extractor fan and a double glazed window to rear elevation.

Parking

Two allocated parking spaces to the rear of the property, with an EV charging point.

Lease Information

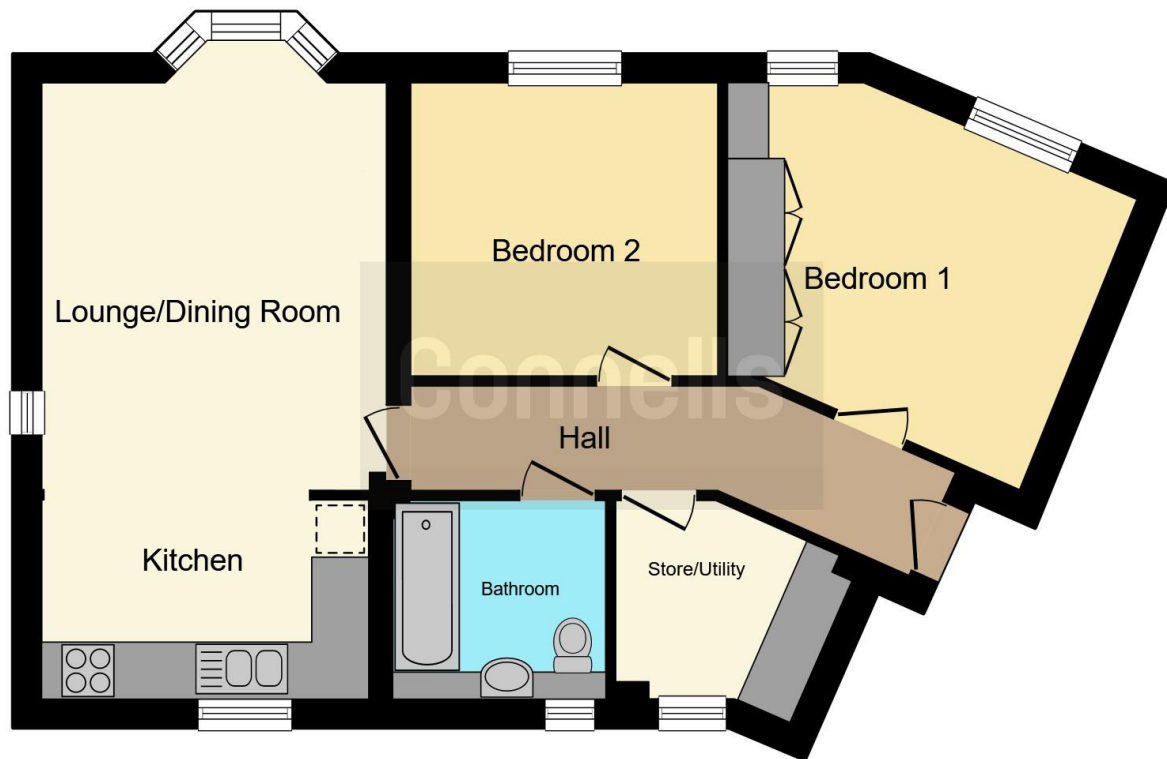
The property is leasehold with a lease length of 999 years from 1st March 2023. This property is subject to management costs to include; an annual ground rent of £250 and an annual service charge of £1350. Further information available upon request.

Agent's Note

The property benefits from two solar panels which are owned outright by the current seller.

The property also includes a bin store and communal cycle store.





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: B

Council Tax
 Band: B

Service Charge:
 1350.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314806

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2023. 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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