



Connells

The Glass House Windsor Street
Leamington Spa



Property Description

A spacious and well-located two-bedroom apartment situated on Windsor Street in the heart of Leamington Spa. Offering generous accommodation throughout, the property is ideal for first-time buyers, investors, or those seeking a convenient town-centre home.

The apartment features a large entrance hallway leading to a well-proportioned kitchen and a separate lounge/diner, complete with a Juliet balcony allowing plenty of natural light. There are two good-sized bedrooms, with the primary bedroom further benefitting from a walk-in wardrobe and an en-suite shower room. A main bathroom is also positioned off the hallway.

Offered for sale with no onward chain, this property presents an excellent opportunity for a smooth and straightforward purchase. The apartment also comes with a long lease of 999 years from 1st January 2000 and a parking available.

Communal Entrance

Well-maintained communal entrance with a lift and stairs rising to all floors.

Entrance Hallway

Welcoming and spacious entrance hallway having a telephone entry system, storage cupboard housing the hot water tank, ceiling spotlights, an electric radiator and doors to all rooms.

Lounge/diner

17' x 19' 2" (5.18m x 5.84m)

Generously sized, light and airy lounge consisting of two radiators and two patio doors leading to a Juliet balcony.

Kitchen

14' 7" x 7' 8" (4.45m x 2.34m)

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. Integrated appliances include; an electric oven, electric hob, washing machine, dishwasher and a fridge/freezer. Having tiled flooring.

Bedroom One

12' max x 10' 4" min (3.66m max x 3.15m min)

Double bedroom benefitting from a walk-in wardrobe, an electric radiator, two double glazed windows.

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a heated towel rail and ceiling spotlights.

Bedroom Two

9' 9" max x 11' 5" min (2.97m max x 3.48m min)

Double bedroom with an electric 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 ceiling spotlights and a heated towel rail.

Parking

Parking available.

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 ground rent approx. £250. The annual service charge is to be confirmed. Further information available upon request.

Agent's Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





Total floor area 103.1 m² (1,110 sq.ft.) approx

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.propertybox.io

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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: E

Service Charge: Ask
 Agent

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314820

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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Property Ref: SPA314820 - 0005

