



Connells

Coniston Road
Leamington Spa



Property Description

Beautifully renovated three bedroom ground floor maisonette in North Leamington!

This superb ground floor maisonette, fully renovated in 2023, offer modern living in a highly sought after North Leamington location. Refurbished to an excellent standard, the property features a modern kitchen and bathroom, replastering and decorating throughout, aswell as benefitting from rewiring for added peace of mind.

Ideally positioned within easy reach of local amenities, well regarded schools, and convenient transport links, this home is perfect for first time buyers, investors, or downsizers.

Inside, the accommodation comprises a welcoming entrance hall, a bright and spacious lounge diner, a contemporary fitted kitchen, three bedroom and a stylish family bathroom.

Outside the property boasts its own private rear garden while the front of the home features a lawned fore garden,

A beautifully updated home in a prime location - early viewing is strongly recommended!

Entrance Hallway

Spacious entrance hallway with laminate flooring, built in cupboards, an electric radiator and doors to all rooms.

Lounge Dining Room

16' 8" x 13' 3" max (5.08m x 4.04m max)

Spacious, light and airy lounge consisting of an electric radiator, laminate flooring and double glazed French doors to front elevation.

Kitchen

6' 3" x 10' 1" (1.91m x 3.07m)

Newly fitted in 2023 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 oven, electric hob with cooker hood over and a dishwasher, whilst providing space for a fridge/freezer. Comprising ceiling spotlights, a double glazed window to front elevation and an understairs cupboard housing the hot water tank.

Bedroom One

9' 7" x 12' 3" (2.92m x 3.73m)

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

Bedroom Two

8' 9" x 6' 9" (2.67m x 2.06m)

Having an electric radiator, laminate flooring and a double glazed window to rear elevation.

Bedroom Three

5' 9" x 9' 7" (1.75m x 2.92m)

With an electric radiator, laminate flooring and a double glazed window to rear elevation.

Shower Room

Stylish bathroom newly fitted in 2023 with a three piece suite including a wash hand basin and vanity unit, walk-in shower and a low level W/C. Having fully tiled walls, a fitted towel rail and a double glazed window to side elevation.

Garden

To the rear is the private lawned garden being fence enclosed while to the front is a lawned fore garden.

Parking

On street parking available.

Lease Information

The property is leasehold with a lease length of 999 years from 25th March 1957. This property is subject to management costs to include; an annual ground rent charge of £5.00. Further information available upon request.





Total floor area 62.3 m² (670 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: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
5.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314012

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1957. 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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