



Connells

Yew Tree Court
Leamington Spa



Property Description

An immaculately presented two bedroom first floor maisonette, ideally located within walking distance of the town centre and train station, making it ideal for commuters and town living alike.

Thoughtfully updated by the current owner, the accommodation offers a welcoming entrance hall, a stylish open plan kitchen living dining area, two bedrooms, the master benefitting from built in wardrobe and the contemporary bathroom.

Externally the property further benefits from allocated parking for two vehicles.

Perfectly suited as a first time purchase or investment opportunity, the property is offered for sale with no onward chain.

Entrance

Via stairs rising to:

Entrance Hallway

Welcoming entrance hallway having a built-in cupboard housing the central heating boiler. There is a hatch giving access to the loft which offers ample storage space and is fully boarded. With doors leading to all rooms.

Open Plan Lounge/Kitchen/Diner

21' 8" x 14' 4" max (6.60m x 4.37m max)

Lounge Area

Light and airy lounge consisting of a radiator and a double glazed window to rear elevation.

Kitchen/Dining Area

Fitted with grey wall and base units with complementary wood effect work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over and space for a washing machine, a dishwasher and a fridge/freezer. Having a breakfast bar, a radiator, laminate flooring and two double glazed windows to front elevation.

Bedroom One

10' 1" x 12' 2" (3.07m x 3.71m)

Double bedroom having a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Two

9' 1" x 6' 2" (2.77m x 1.88m)

With a radiator and a double glazed window to rear elevation.

Shower Room

Modern three piece suite fitted with a wash hand basin, walk-in shower unit and a low level W/C Having partly tiled walls, an extractor fan, laminate flooring and a double glazed window to front elevation.

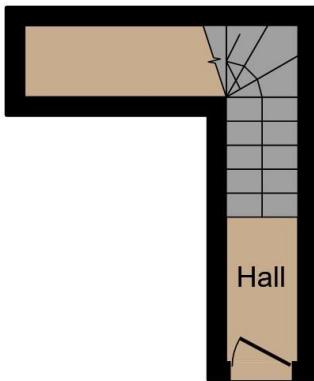
Parking

Allocated parking for two cars.

Lease Information

The property is leasehold with a lease length of 125 years from 1st June 1996. There is an annual ground rent charge of £179 and an annual service charge of £1100 .The property is subject to management costs- further information available upon request.





Ground Floor



First Floor

Total floor area 68.3 m² (736 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

Connells

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: C

Service Charge:
 1100.00

Ground Rent:
 179.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314937

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1996. 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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