



**Flat 2, 6 Lillington Road**

Leamington Spa **CV32 5YR**

Guide Price £375,000



# Flat 2, 6 Lillington Road

Being situated in a supremely convenient position within easy walking distance of all town centre amenities, this substantial ground floor apartment occupies the entire ground floor of an imposing detached Victorian property. Having the benefit of the original entrance hall which gives an impressive private entrance to the property, the gas centrally heated accommodation includes a spacious lounge with original marble fireplace, a substantial kitchen/dining room and two bedrooms both of which enjoy en-suite facilities. One of the significant attractions of the apartment is access from Waller Street at the rear via an electrically operated gate to a communal parking area along with a garage which is accessed directly from Waller Street. Also at the rear is a pleasant communal garden area. Overall this is an excellent opportunity to purchase a substantial period apartment conversion enjoying its own private access and being situated within a prime position which is highly convenient for the town centre.

## Location

The property is situated at the southern end of Lillington Road within easy walking distance of the full range of town centre amenities including Leamington's wide array of shops and independent retailers, bars, restaurants, parks and artisan coffee shops. There are good local road links available out of the town including those to neighbouring towns and centres along with links to the Midland motorway network, whilst Leamington Spa railway station provides regular commuter rail links to many destinations including London and Birmingham.

## Imposing Recessed Porch Entrance

With original entrance door opening into:-

## Impressive Through Entrance Hallway

With central heating radiator, original cornicing to ceiling and door to walk-in cupboard which houses the Vaillant gas fired boiler and further panelled styled doors radiating to:-

## Cloakroom/WC

With white fittings comprising low level WC and pedestal wash hand basin with mixer tap.

## Lounge

6.43m into bay window x 4.24m (21'1" into bay window x 13'11") Having original grey marble fireplace forming an impressive focal point to the room and having inset open living flame coal effect gas fire, original cornicing to the ceiling together with original picture rail, central heating radiator and double glazed bay window.

## Spacious Kitchen/Dining Room

4.88m x 3.53m (16'0" x 11'7") Spacious kitchen and dining space, kitchen area having a range of wood panel style units complemented by granite worktops with matching upstands and comprising a range of base cupboard storage and drawers, integrated dishwasher together with integrated fridge/freezer, space for inset range cooker with filter hood over, co-ordinating wall cabinets with integrated microwave and plate storage, ceramic tiled floor, central heating radiator and double doors giving external access onto a private decked area.

## Bedroom One (Rear)

4.90m x 3.86m (16'1" x 12'8") With fitted wardrobing, double glazed window, two central heating radiators and door to:-

## En-suite Bathroom

With white fittings comprising low level WC with concealed cistern, inset wash hand basin with mixer tap and integrated storage below, panelled bath with mixer tap, separate corner shower enclosure with sliding glazed doors giving access and fitted shower unit and towel warmer/radiator.

## Bedroom Two (Front)

3.66m x 3.40m (12'0" x 11'2") with twin sash windows to front elevation, fitted wardrobing and matching drawer units along side, central heating radiator and door to:-

## En-suite Shower Room

With low level WC having concealed cistern, inset wash hand basin with mixer tap and integrated cupboard below, corner shower enclosure with sliding doors giving access and fitted washer unit and towel warmer/radiator.

## OUTSIDE

## Communal Rear Garden

Positioned to the rear of the building is an attractive enclosed communal garden being paved for ease of maintenance with stocked borders surrounding and partly fenced and partly walled boundaries. There are also mature apple, holly and olive trees

## Features

Substantial Ground Floor Apartment

Prime Location

Lounge with Original Fireplace

Spacious Kitchen/Dining Room

Two Bedrooms

Two En-suite Bathrooms

Attractive Communal Garden

Communal Parking Area with Electric Gate

Garage

with the garden affording a good deal of screening from properties surrounding.

## Communal Car Parking

Immediately to the rear of the communal garden and accessed via an electrically operated gate from Waller Street is a private block paved car parking area providing parking space for several vehicles on a first come first served basis.

## Garage

A brick built garage having up and over door fronting, having electric light and power and being accessed directly from Waller Street. The garage is the righthand garage of three when facing the block from Waller Street.

## Tenure

The property is of Leasehold tenure for an original term of 999 years with approximately 980 years remaining unexpired. We are advised by our client that each resident owns an equal share in the freehold interest with no ground rent payable.

## Maintenance

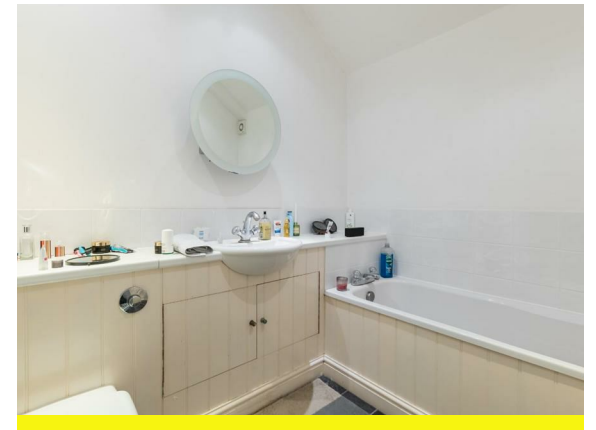
We are advised by our client that maintenance charges presently stand at £55 per calendar month.

## Directions

Please use postcode CV32 5YR for satellite navigation purposes.









# Floorplan

Internal Living Area 1163sq ft / 108.14m2

## GROUND FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

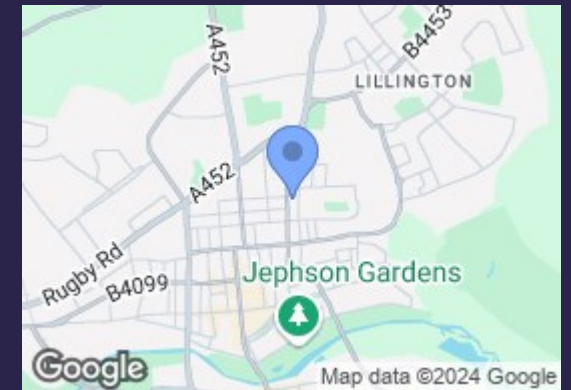
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, drainage, gas and electricity are connect to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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