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9 The Cedars, 61, Lillington Road, Leamington Spa

**Guide Price
£229,000**



A two double bedroomed purpose built first floor apartment situated in this well regarded part of north Leamington, set in a development by renowned local developer TAG, boasting allocated parking space, en-suite, communal gardens and lift.

Briefly Comprising;

Communal entrance hallway with stairs and lift, first floor communal landing, private entrance vestibule, private entrance hallway, open plan living / dining / kitchen with integrated appliances. Two double bedrooms with fitted wardrobes, master with en-suite bathroom, bedroom two with 'Jack and Jill' access to shower room. Double glazing, gas radiator heating. No Chain.

The Cedars

Forms an attractive modern part of this development situated at the

rear of a fine period building on Lillington Road. The apartment benefits from being to the rear of the development, and has two well balanced bedrooms both with en-suite facilities.

The Property

Is approached from the side of the building via a communal entrance doorway with video entry phone point, leading to...

Communal Hall & Landing

With communal hall, staircase and lift rising to first floor communal landing. Personal door to...

Private Entrance Vestibule

With downlighter point, moulded four panelled door to...

Hallway

With downlighter points to ceilings, radiator, video phone entry

point, door to laundry cupboard with auto light, Space and plumbing for washing machine and wall mounted Worcester combi-boiler. Further cupboard providing useful storage.

Living / Dining / Kitchen

17'9" x 12'6" (5.41 x 3.81)

Being open plan yet forming distinctive areas with westerly aspect.

Kitchen Area

Kitchen area fitted with a range of cream shaker style wall and base cupboards with granite working surface over with matching upstands, underslung sink with mixer tap and drainer grooves to side, concealed fridge and freezer, four point Smeg gas hob with oven below and stainless and glazed filter hood over, concealed dishwasher, tiled floor, downlighter points to ceiling, under pelmet lighting and timber framed sash window to rear elevation, tiled floor to kitchen area leading into...



Living Area

With two timber framed sash windows, radiator, TV aerial point.

Bedroom One

15'1" into doorway x 8'5" (4.60 into doorway x 2.57)

With timber framed double glazed sash window to side elevation, doors to built in wardrobe with hanging rail and shelf over, radiator, door to...

En-Suite Bathroom

With a white suite to comprise low level WC with concealed cistern, wall hung semi-pedestal wash hand basin with mono-mixer, bath with mixer tap and shower attachment, chrome radiator towel rail, splashback tiling, tiled floor, obscured timber framed double glazed sash window to side elevation.

Bedroom Two

14'7" into doorway x 8'3" (4.45 into doorway x 2.51)

With timber framed semi-obscured double glazed sash window to

side elevation, radiator, double doors to built in wardrobe with hanging rail and shelf, door giving access to Jack and Jill bathroom/en-suite.

Jack and Jill Bathroom

Being approached from both the hallway and bedroom two, and fitted with a white suite to comprise low level WC with concealed cistern, semi-pedestal wall hung wash hand basin with mono-mixer, corner shower cubicle with wall mounted shower and control, splashback tiling, chrome radiator towel rail, downlighter points ceiling, extractor, tiled floor.

Outside

The Cedars is set in nicely landscaped grounds, with driveway to the side of the building, leads around to the rear to the car park facility where there is an allocated space numbered 9, with communal lawned grounds and gardens and bin storage to the front.

Services

All mains services are understood to be connected including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this.

Location

From the agents offices, continue up Clarendon Place onto Clarendon Square. At the traffic island take the third exit onto Lillington Avenue crossing over the traffic lights. At the next traffic island turn left onto Lillington Road. At the following traffic island continue straight on where the property is located a reasonably short distance along on the left hand side easily identified by the agents for sale board.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

First Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



Total area: approx. 58.8 sq. metres (633.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact