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10 The Cotswolds, 11 Lillington Avenue, Leamington Spa



A superbly appointed three bedroomed and two bathroomed town house recently subject to impressive refurbishment and professional redecoration including impressively fitted kitchen, bathrooms and landscaped garden in this highly regarded north Leamington Spa location.

#### The Cotswolds

Is a period conversion comprising self contained apartments and town houses conveniently sited half a mile to the north of the town centre within easy reach of all local amenities including shops, schools and a variety of recreational facilities and also within easy reach of the local railway station. The development was originally constructed by well known builders Linfoot Homes approximately fourteen years ago and has consistently proved to be very popular.

#### The Property

Is a superbly appointed end town house providing gas centrally heated three bedroomed and two bathroomed accommodation, recently subject to complete refurbishment to an exceptionally high standard including recent

professional redecoration throughout, impressively refitted kitchen, bathrooms and landscaped 'town' garden. The property has been tastefully decorated with new floor covering throughout and is offered to an exceptionally high standard of presentation. The agents consider internal inspection to be highly recommended.

In further detail the accommodation comprises:-

#### Entrance Hall

With timber and glazed panelled entrance door, coving to ceiling, Karndean flooring, staircase off, turned balustrade.

#### Cloakroom/WC

With low flush WC, wash hand basin with mixer tap, tiled floor and half tiled walls, radiator, down lighters, extractor fan.

#### Lounge

12'10" x 13'2" (3.91m x 4.01m)  
With stone fireplace and hearth feature with gas real flame effect fire and connection, radiator, windows to two aspects including plantation blinds, coving to ceiling, dimmer switch and TV point, coordinated curtains.

#### Refitted Dining Kitchen

15'4" x 11'10" (4.67m x 3.61m)

With extensive range of attractive base cupboard and drawer units with complementary granite work surfaces and returns, inset stainless steel one and a half bowl sink unit with mixer tap, matching range of high level cupboards, built in AEG five ring ceramic hob unit with contemporary style extractor hood over, built in wine cooler, double oven, fridge/freezer, dishwasher, washing machine, contemporary style radiator, Karndean flooring, French doors to rear garden.

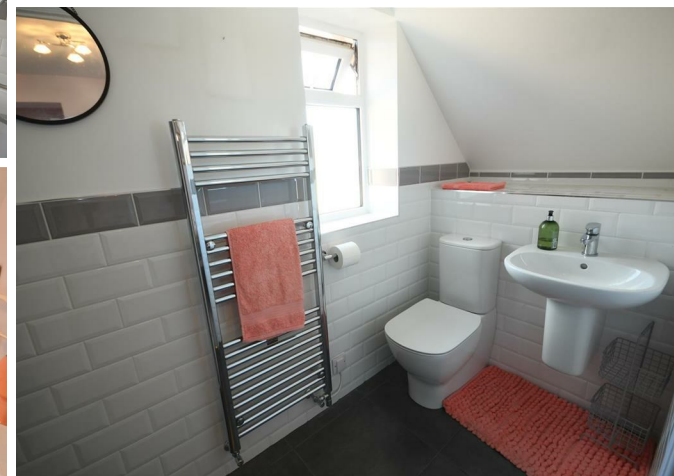
#### Stairs & Landing

With turned balustrade, boiler cupboard containing gas fired central heating boiler and programmer, further built in cloaks cupboard, radiator.

#### Bedroom One

12' x 8'10" (3.66m x 2.69m)

With radiator, range of custom built in bedroom furniture comprising two wardrobes with hanging rails and central drawer unit, Velux windows to two aspects with integrated blind



#### Refitted En-Suite Shower Room/WC

12' max x 3'9" (3.66m max x 1.14m)

With under floor heating and tiled floor, being half tiled with tiled walk in shower cubicle, integrated shower unit, pedestal basin with mixer tap, low flush WC, extractor fan, down lighters.

#### Bedroom Two

9' x 8'8" (2.74m x 2.64m)

With built in wardrobe with hanging rail and shelf, radiator, Velux window and blind.

#### Bedroom Three

8'9" x 7'7" (2.67m x 2.31m)

With Velux window and blind, radiator.

#### Refitted Bathroom/WC

9' x 6'6" (2.74m x 1.98m)

With panelled bath, pedestal basin, low flush WC, under floor heating, tiled floor, half tiled walls, shower area with integrated shower unit and screen, Velux window, integrated blind, chrome heated towel rail, down lighters, extractor fan.

#### Outside

To the front of the property is a block paved designated car parking facility and to the rear is a recently landscaped town garden, extensively paved with high quality porcelain tiles, being walled and fenced with outside tap and ornamental lights and a detached bike store. Within the development is additional non-designated parking, potential pedestrian rear access, high quality timber garden shed.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. The property is subject to a charge for the maintenance of the communal parts of £126/quarter.

#### Services

All mains services are understood to be connected to the property 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 we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band D.

#### 10 The Cotswolds

11 Lillington Avenue  
Leamington Spa  
CV32 5UL

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

## Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



## First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 89.3 sq. metres (960.8 sq. feet)

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

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(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