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14 Barley Court, The Maltings, Leamington Spa

£469,950



A spacious modern, three/four bedroom mews property, situated in this highly popular and convenient development of The Maltings situated just off Lillington Avenue.

#### Briefly Comprising;

Entrance hallway, ground floor cloakroom, spacious living room with bow window, dining/kitchen with integrated fridge freezer, double oven, hob, filter hood, dishwasher, study. First floor landing, master bedroom suite with comprehensive range of fitted wardrobes and refitted en-suite bathroom and dressing room/possible bedroom four. Further large double

bedroom, bedroom three with fitted wardrobes, refitted family bathroom. Double glazing, gas radiator heating, brick block paved driveway, patioed and block paved courtyard rear garden, additional car parking space in covered open car port.

#### The Maltings

Is a successful development within the grounds of a former brewery, just north of the town centre of Leamington, conveniently located within walking distance of the town centre and offering a vibrant community of townhouses, mews properties and apartments. This particular property is a rare size for a

mews property this close to town, offering low maintenance living but with a good amount of flexible space.

#### The Property

Is approached via a part double glazed timber entrance door giving access to...

#### Entrance Hallway

With staircase rising to first floor landing, cupboard to understairs, radiator, door to...





#### Ground Floor WC

Refitted with a white low level WC with concealed cistern and wash hand basin set into vanity cupboard, extractor, radiator.

#### Living Room

12'5" x 18'10" (3.78m x 5.74m)

With timber framed double glazed bow window to front elevation, coved cornicing, wall light points, double radiator, doorway to...

#### Breakfast Kitchen

9'10" x 19'4" (3.00m x 5.89m)

Being open plan yet forming two distinctive areas.

#### Dining Area

With double radiator and part double glazed door to side leading out to garden.

#### Kitchen Area

Fitted with a range of matching painted wall and base units with contrasting working surface over, inset stainless steel Franke sink drainer unit with mono-mixer, four point gas hob with concealed filter hood over and double Neff oven to side, concealed fridge freezer, part concealed Miele dishwasher, space and plumbing for washing machine, two timber framed double glazed windows, one to side and one to rear elevation, wall mounted Worcester boiler.

#### Study

9'1" x 9'2" (2.77m x 2.79m)

With timber framed double glazed window to rear elevation and radiator.

#### First Floor Landing

With hatch to roof space.

#### Master Bedroom Suite

9'8" inc w'robe x 13'10" ex to 20'2" in dway (2.97m inc w'robe x 4.24m ex to 6.15m in dway)





### Bedroom Area

Fitted with a comprehensive range of timber-look Hammonds wardrobes with hanging and shelving surrounding the bed position, timber framed double glazed window to rear elevation, radiator. Archway to...

### Adjacent Dressing Room/Bedroom Four

With independent access from the hallway, could easily be reinstated as a separate bedroom or continue to be used as this ever practical dressing area. Timber framed double glazed window to rear elevation, radiator.

### En-Suite Bathroom

Refitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin with mono-mixer set into vanity cupboard, bath with mixer tap and wall mounted Aqualisa shower, full splashback tiling with decorative border tile, fitted mirror and light unit and medicine cabinet, chrome radiator towel rail.

### Bedroom Two (Front)

9'9" x 13'9" into d'way (2.97m x 4.19m into d'way)  
With timber framed double glazed window to front elevation and radiator.

### Bedroom Three

9'3" x 13'8" max into d'way (2.82m x 4.17m max into d'way)  
With timer framed double glazed window to front elevation, radiator, double doors to Hammonds fitted wardrobe with hanging rail and shelving.

### Main Shower Room

Attractively refitted with a white modern suite to comprise; low level WC with concealed cistern, wash hand basin set into vanity cupboard with storage cupboards below and to the side, as well as a mirrored





storage unit over with downlighter points, corner shower cubicle with wall mounted Aqualisa shower, chrome electric radiator towel rail, full splashback tiling, downlighter points to ceiling.

#### Outside (Front)

To the front of the property is a brick block paved driveway area, providing off-road parking and giving access to the front door.

#### Outside (Rear)

Through the communal archway to the left leads round to a rear covered parking space set within the open

car port. We are informed the space allocated to this property is the one on the far right hand side.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. PLEASE NOTE there are maintenance charges which apply to this property, which total approximately £600 per annum.

#### 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

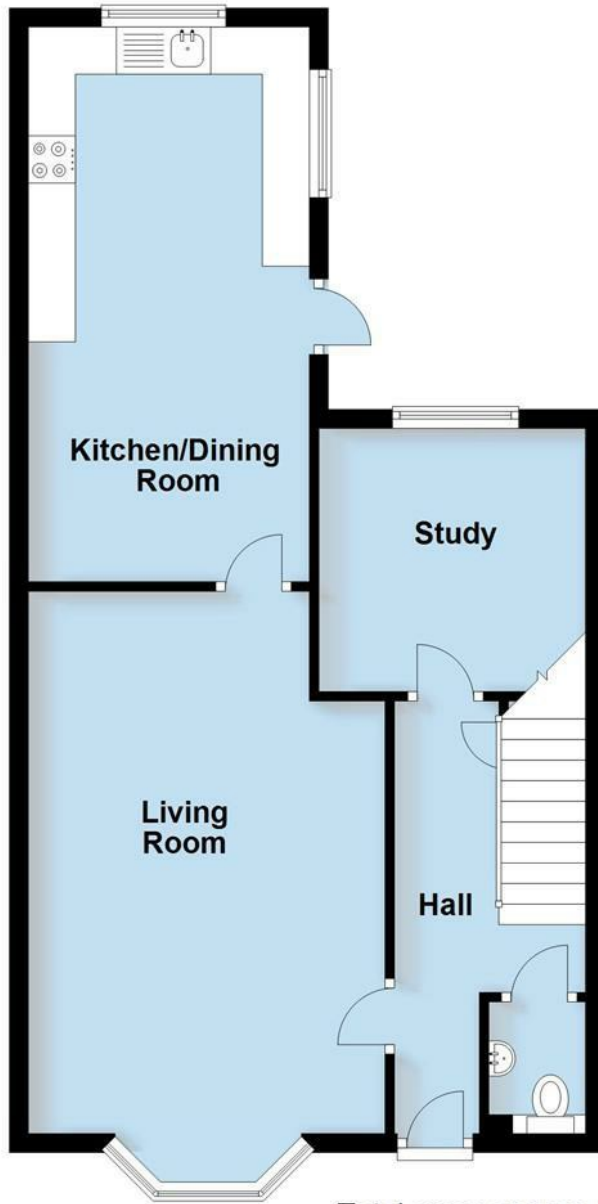
Council Tax Band F.

#### 14 Barley Court

The Maltings  
Leamington Spa  
CV32 5FQ

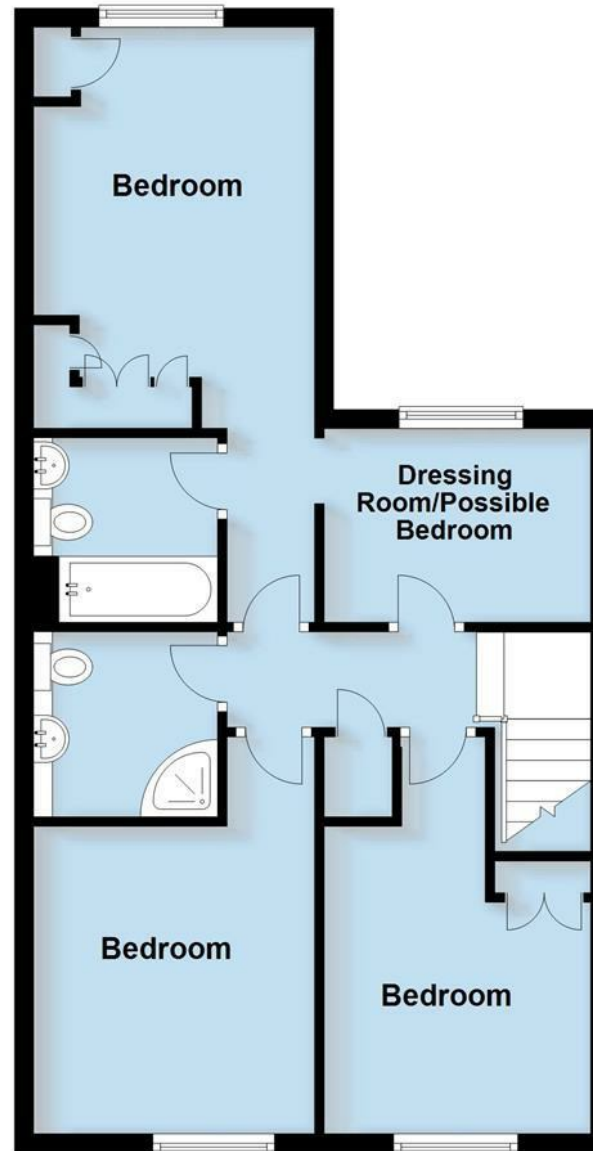
## Ground Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



Total area: approx. 113.9 sq. metres (1226.0 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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

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