

ehB
RESIDENTIAL

Your Property - Our Business



10, Royal Boulevard, Leamington Spa



A well presented, stylish and recently constructed two double bedroom mid terrace property, with two allocated parking spaces and en-suite bathroom.

Royal Boulevard

Is located in this modern development just South of Leamington and Warwick and is conveniently located for road and motorway network as well as the local retail and industrial parks.

Just opposite the property is a small open green space with play facilities for children. This area in recent times has proved to be popular.

This particular property benefits from a good layout, plenty of parking, nice sized rear garden, en-suite to the master bedroom as well as a ground floor cloakroom to compliment the main bathroom.

Briefly Comprising;

Entrance hallway, ground floor cloakroom, open plan living/dining/kitchen. First floor landing master bedroom with en-suite shower room, further double

bedroom with fitted wardrobes and separate main bathroom. Upvc double glazing, gas radiator heating. Patiod and lawned rear garden, garden shed, two allocated parking spaces directly to the front.

The Property

Is approached via a paved path with access to a partially double glazed entrance door to...

Entrance Hallway

With staircase rising to first floor landing, downlighter points to ceiling, radiator, wood look LVT flooring, exposed timber to door to...

Ground Floor WC

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, chrome radiator towel rail, upvc obscure double glazed window to front elevation, downlighter points to ceiling.

Open Plan Living/Dining/Kitchen

13'7" red to 6'6" in kitchen area x 24'11" (4.14m red to 1.98m in kitchen area x 7.59m)

Being open plan yet forming distinctive areas.

Living/Dining Area

With upvc double glazed doors to garden with matching panels to either side leading directly to the patio, two double radiators, door to useful under stair store cupboard, continuation of wood look LVT flooring.

Kitchen Area

Comprehensively fitted with a range of gray shaker style wall and base units with complimentary working surface over and upstands, inset four point stainless gas hob with glazed splashback and Zanussi oven, filter hood over, one and a half brown sink drainer unit with mixer tap, integrated Zanussi washer/dryer, cupboards concealing Worcester combination boiler, concealed Zanussi fridge/freezer, downlighter points to ceiling.

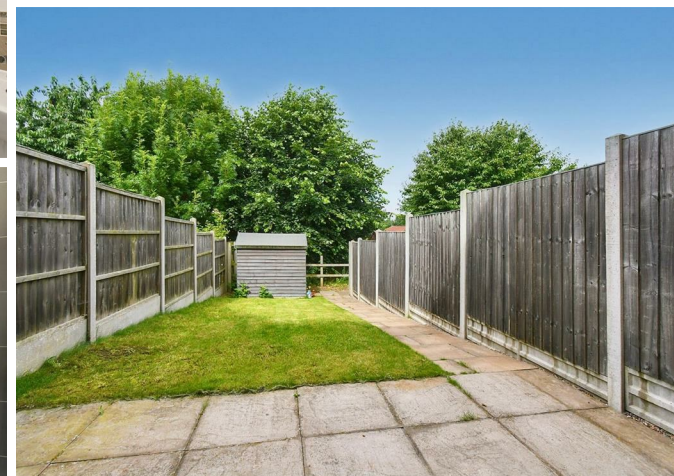
First Floor Landing

Hatch to roof space, boarded with ladder and light, stainless switchgear.

Bedroom One (Rear)

10' x 9'2" (3.05m x 2.79m)

With upvc double glazed window to rear elevation, radiator, downlighter points and central ceiling rose light point, door to...



En-Suite Shower Room

Fitted with low level WC, pedestal wash hand basin with mono-mixer, shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, chrome radiator towel rail.

Bedroom Two (Front)

13'4" max into fitted w'robes x 7'6" (4.06m max into fitted w'robes x 2.29m) With multi pane upvc double glazed window to front elevation, radiator, double doors to fitted wardrobe with hanging rail and shelf, additional double doors to deep wardrobe/storage over staircase bulkhead with hanging rail, radiator.

Main Bathroom

Fitted with a white suite to comprise; pedestal wash hand basin with mono-mixer, low level WC, bath with mixer tap and shower attachment, full splashback tiling to shower area over bath, chrome radiator towel rail, downlighter points to ceiling.

Outside (Rear)

Rear garden is principally laid to lawn with a patio area across the rear of the property, a path gently sloping down towards the rear of the garden giving access to timber garden shed, pathway then leads around the neighbouring property with gated access to the front, outside tap and light point.

Outside (Front)

To the front of the property is a central path leading to entrance door with two tarmac parking spaces either side there of, outside light point and power.

Tenure

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

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 C.

Location

CV33 9UG

Your Property - Our Business

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

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

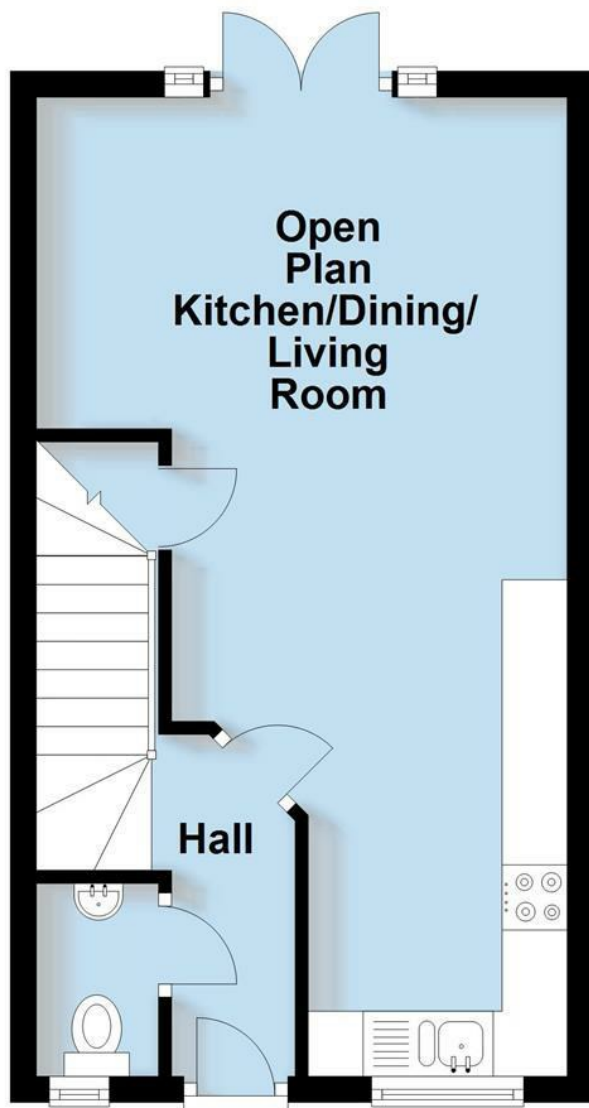
01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	98
(81-91) B			
(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

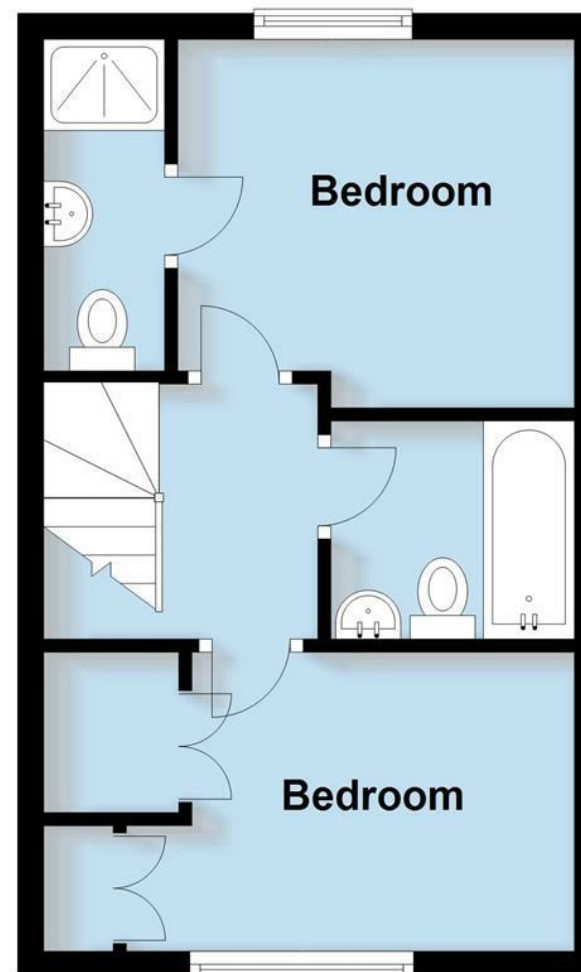
Ground Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)

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