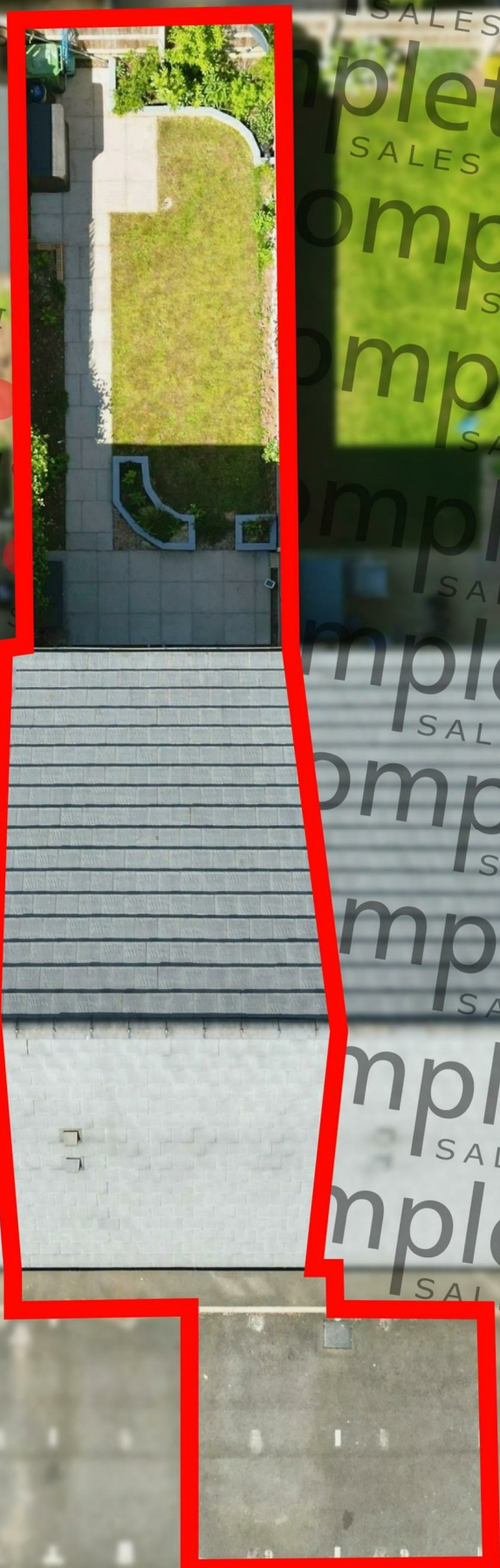




RENSHAW DRIVE,

complete ●●●
SALES & LETTINGS





A modern two-bedroom mid-terrace property, in the AC Lloyd development of Station Approach built in 2020, located just off Avenue Road, in the heart of Leamington Spa. The property comprises an entrance hall, downstairs WC and a fantastic open-plan lounge/kitchen/diner. Upstairs are two spacious doubles and a well-appointed bathroom. To the rear is a landscaped private garden and to the front are two allocated parking spaces. Located only a 0.4-mile walk to Leamington Train Station and a 0.5-mile walk to Leamington's Parade, with its array of shops, restaurants, bars and pubs, it is understood that it is possible to buy as little as 25% of this shared ownership property, or purchase at the 100% price of £300,000 - freehold. Offered no onward chain.

Its in the details...

Hallway

A modern composite entrance door with two windows leads into the entrance hall, which has laminate flooring, a radiator and stairs leading to the first floor. Doors to the open plan living space and the door through to the guest WC.

Guest WC

The toilet, radiator, pedestal hand wash basin with mixer tap and tiled splash-back. A radiator, an extractor and a uPVC double glazed window.

Lounge/Kitchen/Diner

With timber effect laminate flooring, a storage cupboard under the stairs and a uPVC double glazed French door to the garden with a matching side window. There is a uPVC double glazed window facing the rear garden. Feature painted wall, radiator, opening through to the kitchen area.

Kitchen Area

Modern Matte grey finished units with chrome handles, timber effect worktop with four ring electric hob, stainless steel splash-back, extractor over, under counter lighting, fitted oven, 1 & 1/2 bowl stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine and a uPVC double glazed window to the front elevation.

Landing

A carpeted landing, radiator, air cupboard with radiator and shelving. Doors to the two bedrooms and bathroom.

Bedroom One

A large full-width double bedroom with two uPVC double glazed windows, a radiator and ample space for bedroom furniture.

Bedroom Two

A large full-width double bedroom with a uPVC double glazed window, radiator and ample space for bedroom furniture.

Bathroom

Fitting with a white suite comprising of a bath, chrome mixer tap with handheld shower attachment, clashed shower screen, toilet, pedestal hand wash base with mixer tap, electric shaver point, extractor and a radiator.

Rear Garden

A sunny west facing garden which has a large area patio and pathway gate at the rear for access. There are bedded borders, brick-retained bedding areas and a lawn. The garden is enclosed with timber fencing with



cement gravel boards and posts.

Parking

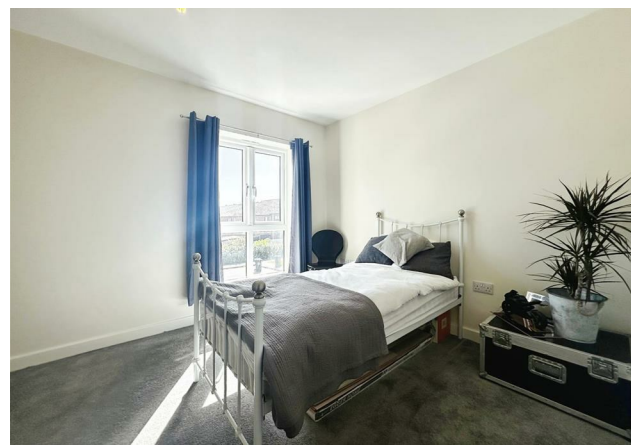
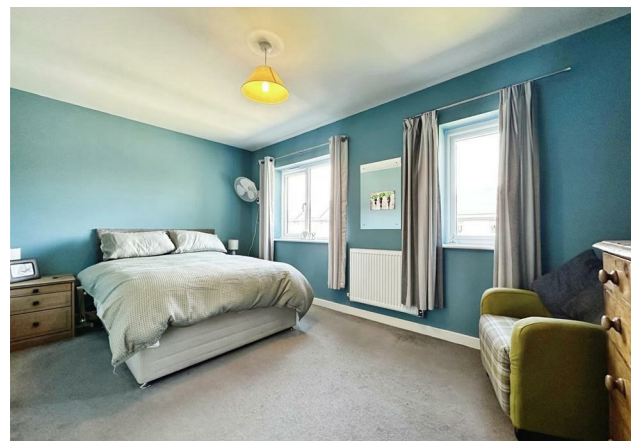
Two side-by-side parking spaces

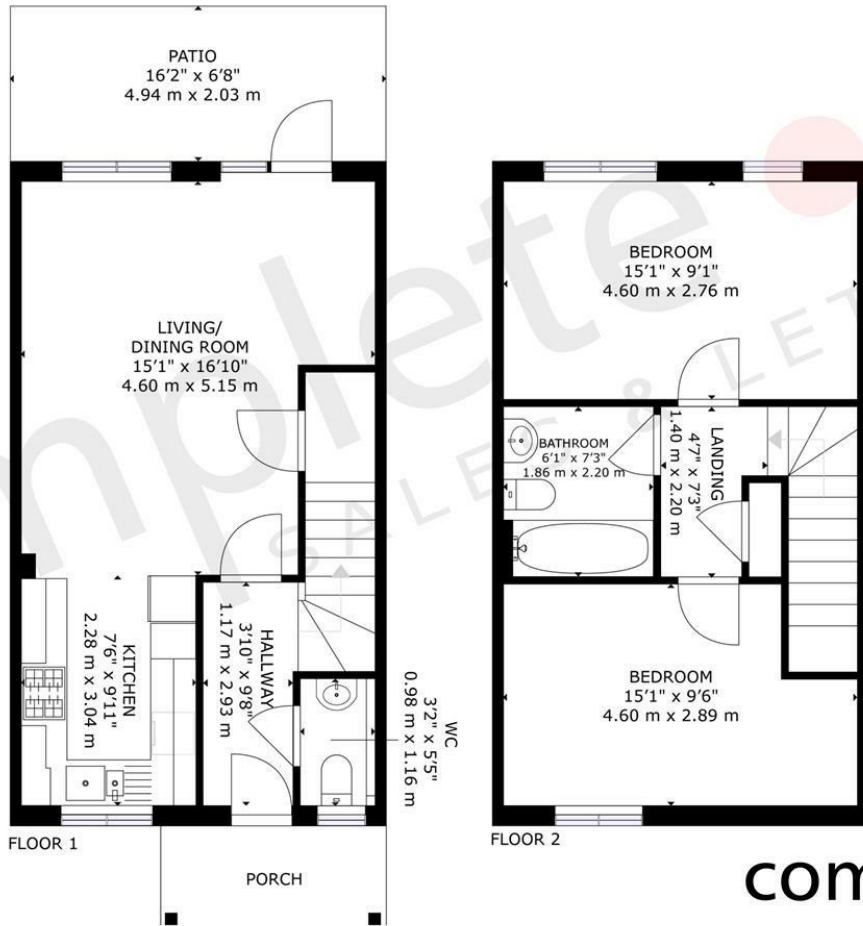
Useful Information

The home is offered 100% freehold at £300,000 fixed price - but if you wanted to buy a 25% Share ownership. The lease is 121 years remainder, Managing Company is Platform Housing. Rent is currently £527 per month which includes the building's insurance.

Location

Located on a new development at Station Approach, built two years ago near Leamington Spa train station and within strolling distance to the town centre, which is full of superb boutiques, retail outlets, bars, restaurants, theatres, a fantastic library, several attractive parks bordering the River Leam and also a cinema. Extensive amenities are located around Leamington suburbs too including retail parks. The schooling is superb with a good selection of state, grammar and private schools. A good transportation network is at hand that includes the M40 within 4 miles with access to Birmingham/London and train links to London Marylebone station.





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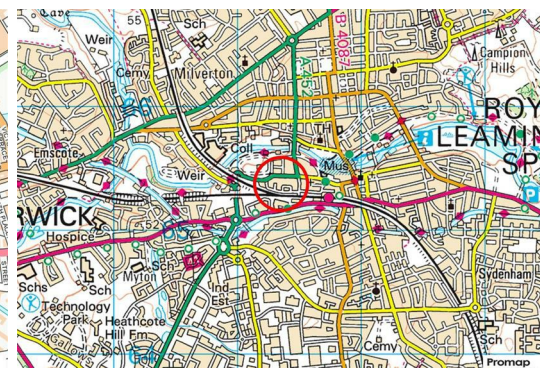
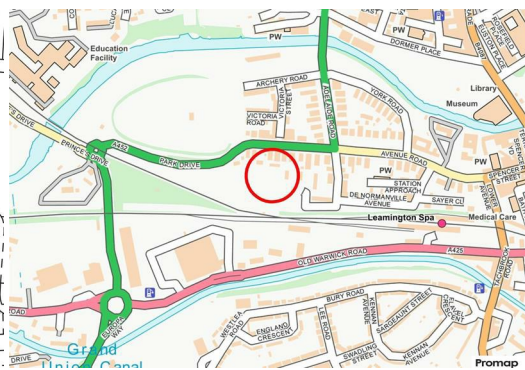
GROSS INTERNAL AREA
 FLOOR 1: 409 sq.ft, 38 m²; FLOOR 2: 409 sq.ft, 38 m²
 EXCLUDED AREAS: PATIO: 107 sq.ft, 10 m²
 TOTAL: 818 sq.ft, 76 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Such A Convenient Location
- Two Double Bedrooms
- Stylish Bathroom
- Two Side-By-Side Parking Spaces
- Walking Distance Town & Parks
- Modern Mews
- Open Plan Lounge/Kitchen/Diner
- A West Facing Garden
- Located Next To The Station
- No Chain



RENSHAW DRIVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
83	96
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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