



THE MALTINGS, NORTH LEAMINGTON

complete ● ● ●
SALES & LETTINGS





A modern Mews built by AC Lloyd in 1980 on the award-winning development of The Maltings. Located in the prestigious North Leamington, in this private development - with well maintained green areas and communal garden. The property comprises of an open plan lounge/diner, kitchen, three bedrooms, en-suite and main bathroom. The other benefits include a courtyard garden, integral garage and off-road parking.



Entrance
Timber double glazed entrance door leads into the lounge diner

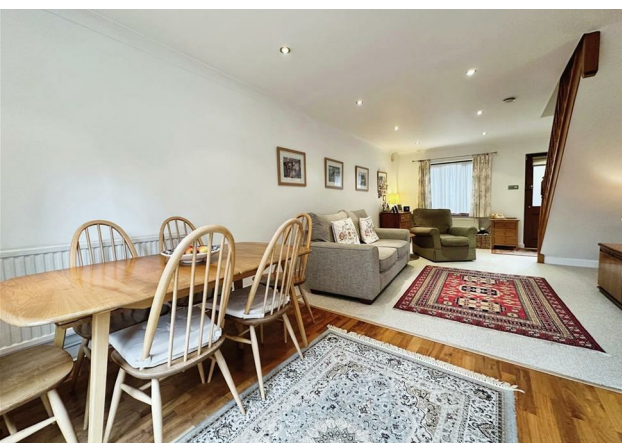
Lounge/Diner
Timber flooring, two radiators, timber staircase leads to the first floor with open storage below. There is coving, plenty of spot-lights, a timber double glazed window to the front and large timber double glazed doors to the garden. Door through to the kitchen.



Kitchen
A range of high and low level white kitchen units with thick brushed chrome handles, integrated appliances included; a fitted dishwasher, double oven, four ring Neff gas hob, glass splash-back and extractor. There is then further space for under counter fridge/freezer and wine fridge. Down-lights, one-a-half bowl stainless steel sink with mixer tap, tiled flooring and a timber double glazed window. Door through to garage.

Landing
Cupboard housing the gas combination boiler. There is coving, a loft hatch to the main boarded loft which has a ladder. Doors to the three bedrooms and bathroom.

Bedroom One
Very spacious double bedroom with fitted wardrobes and bedside cabinets, a timber double glazed window to the front elevation, coving, down-lights and a sliding door through to the en-suite.



En-Suite
Quadrant glass shower cubicle with mains thermostatic shower, Saniflow toilet, handbasin with vanity storage and mixer tap. The bathroom is fully tiled, has an extractor, down-lights and a chrome towel radiator.

Bedroom Two
Double bedroom with timber double glazed window overlooking the garden. There is a radiator and coving.

Bedroom Three
Double bedroom with timber double glazed window overlooking the front. There is a radiator and coving.



Bathroom
White bath with chrome mixer tap, glass shower screen and thermostatic shower over. There is a concealed waste toilet with chrome flush pushbutton, useful tiled shelf, cabinet, a chrome towel radiator, a vanity storage unit with drawers and large bowl surface mounted sink with chrome mixer tap. Splash-back tiling, coving, down-lights and a timber double glazed window. Tiled flooring.

Rear Garden
Courtyard garden which has been mainly block paved with contoured bedding



that has some planted bushes. There is timber gate through to passageway.

Garage

With power, lighting, up and over door. Door to kitchen.

Front & Parking

Block paved parking space, Flagstone style pathway leads to the front door. There is an area of lawn bedding area planting to the front and stoned area towards the house suitable for Potts. There is outdoor lighting.

Charges

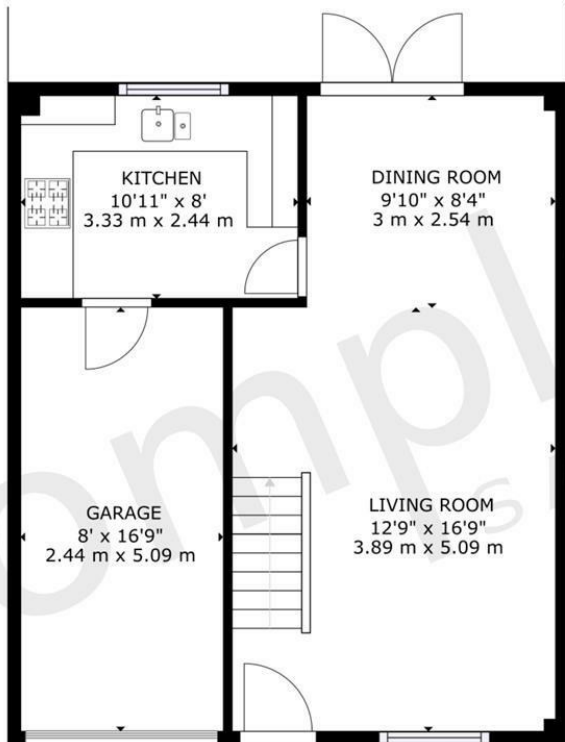
Please note there is a communal charge for the upkeep of the beautiful grounds of £260PA

Location

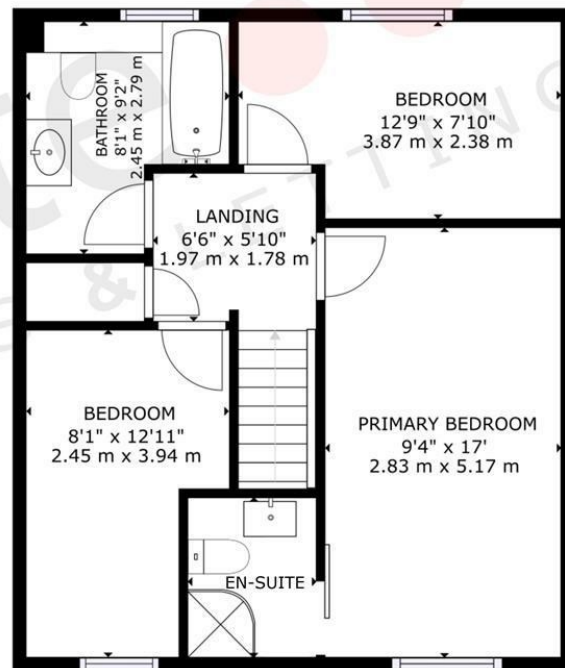
The Maltings is an award-winning conversion by local builders AC Lloyd just off Lillington Avenue to the North of Leamington Spa town centre and formerly part of the site for the old Leamington Brewery, originally dating to 1841- more information can be read up at - maltingshistory.com, but has a selection of converted old buildings, modern homes and high-end apartments- all set around beautifully manicured grounds. The property is within the catchment area for the popular Milverton Primary School and North Leamington School.

Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, coffee houses, and bars, offering a unique shopping, dining, and cultural experience. With its stunning





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA

FLOOR 1: 386 sq ft, 35.9 m², FLOOR 2: 528 sq ft, 49.1 m²

EXCLUDED AREAS: GARAGE: 134 sq ft, 12.47 m², PATIO: 502 sq ft, 46.6 m²

TOTAL: 914 sq ft, 85 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



architecture, wide tree-lined avenues, historic squares, beautiful parks & gardens, it is a trendy place to live. The A46 is approximately three miles from the property and is close to excellent transport links to the heart of the Midland motorway network such as the M40. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham, and a wide range of further centers and is positioned 1.47 km from the property.



- AC Lloyd 1980's Terrace
- Three Bedrooms
- Kitchen
- Garage
- Communal Gardens
- Exclusive Development
- Lounge Diner
- Upstairs Bathroom
- Parking Space & Visitor Spaces
- North Leamington



THE MALTINGS, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		85
A (92 plus)		
B (81-91)		
C (69-80)	69	
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

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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