



16 ST. MARYS CRESCENT,

complete ●●●  
SALES & LETTINGS

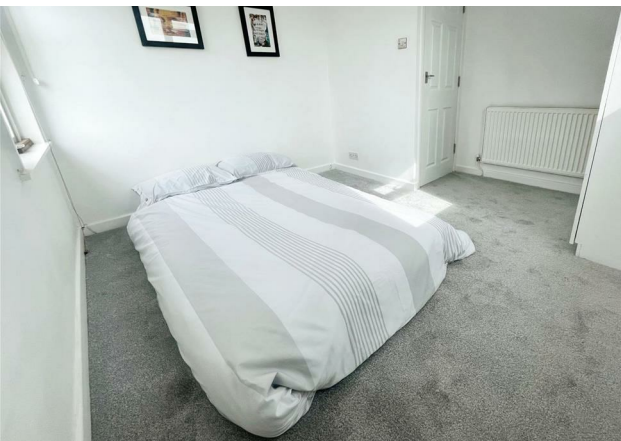








An attractively presented, top floor character apartment. The property is situated on a popular street, close to the town centre of Leamington Spa. From the communal entrance hall, the property is entered into the private entrance hall, where a dog leg staircase, with a skylight above, leads to the landing. This provides access to the open plan living/dining/kitchen space, the double bedroom and the shower room. Outside at the front there is on street parking, a fore garden, whilst there is a communal cellar.

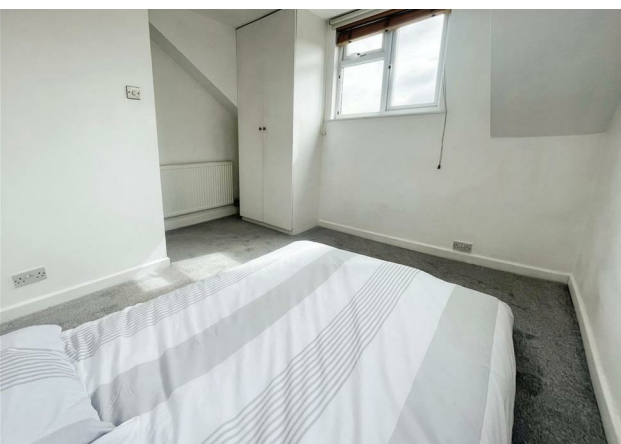


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Its in the detail...

#### Communal Entrance Hall

The property is approached via a footpath, which passes a fore garden, then via three steps up, leads to the storm porch. The communal entrance hall is entered from the storm porch, via an impressive original panel door. On entering, you pass a cupboard containing the electric metres, then you continue to a dog leg stairs, to the first floor landing. A further door on the ground floor leads down to the communal cellar, where the gas meter can be found. There is automatic electric lighting and a wooden balustrade to the stairs.



#### Private Entrance Hall

Entered from the first floor landing, via a panel door. Behind the door there is a recess for hanging cloaks, with a wall mounted shelf above, there is a panel radiator and a ceiling light point. Turning right leads to the foot of a dog leg staircase, with a wooden balustrade, a skylight and wall mounted lighting above. At the top of the staircase there is the main landing. From here internal panel doors radiate to the open plan living/dining/kitchen space, to the double bedroom, to the shower room and to a storage cupboard. There are recessed spotlights to the ceiling.

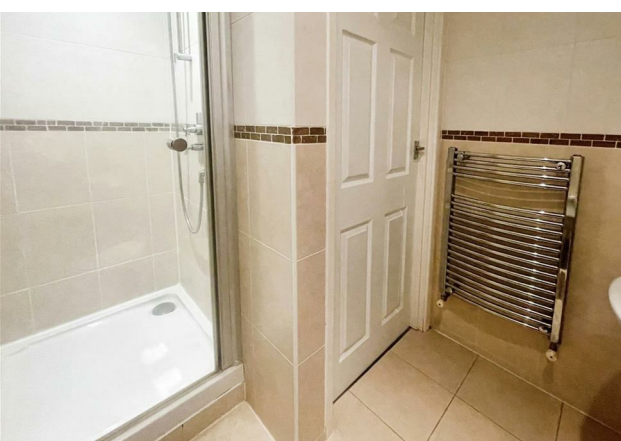
#### Open Plan Living/Dining/Kitchen Space

Being a T-shaped room. This well proportion space has a sash window to the front aspect, whilst above the kitchen space there is a Velux window, also to the front aspect. There are recessed spotlights to the ceiling and two column radiators.



#### Kitchen Area

With a fashionable feature wall of exposed brick, whilst being attractively fitted, with a range of base level kitchen cabinets, finished in white high gloss, with bar styled handles. Above the base units there is a wood block effect work-surface, with an inset stainless steel sink and drainer and a four burner gas hob, with a built-in oven and grill positioned beneath. There is a built-in and concealed refrigerator and freezer, whilst there is space for an undercounter washing machine. A concealed corner cabinet contains a Worcester boiler for the gas central heating and hot water. There are recessed spotlights to the ceiling, white tiled splash-backs, wall mounted shelving and a slate effect ceramic tiled floor.



#### Bedroom One

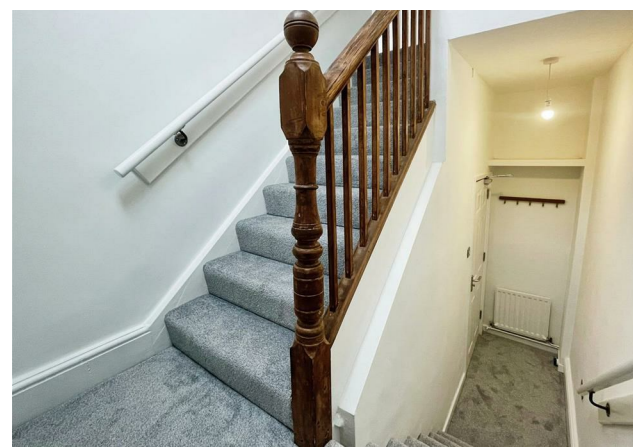
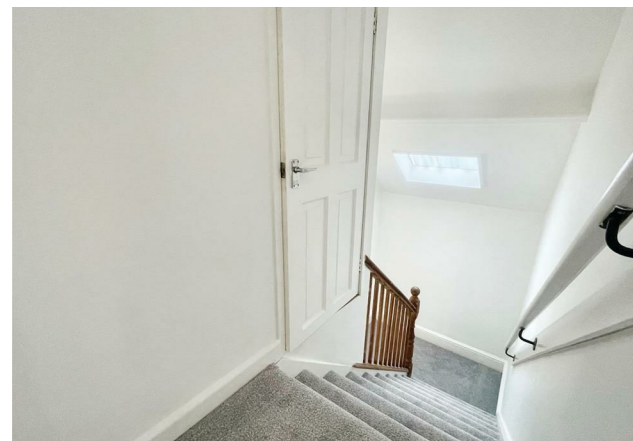
Being a double room, with double-glazed windows to both the rear and aspects. There is a fitted wardrobe, containing hanging space and shelving, while there are recessed spotlights to the ceiling and a panel radiator.



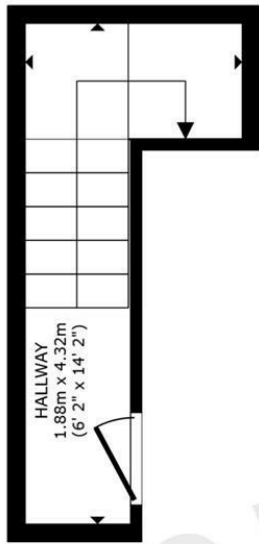


### Shower Room

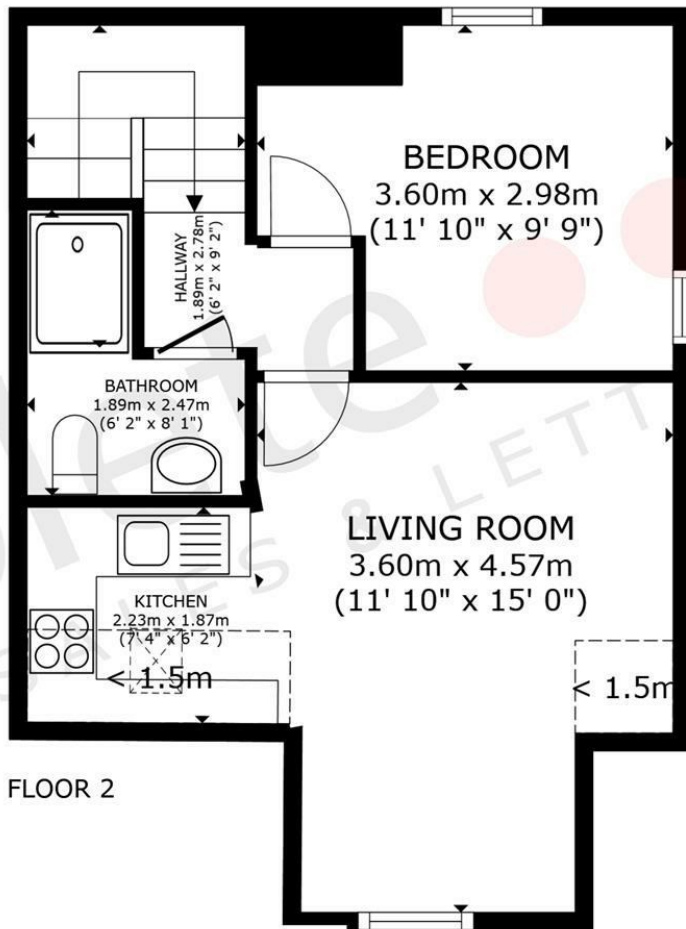
Being fitted with a three-piece white shower room suite. This comprises of a push-push button operated, low level flush WC, a pedestal handbasin and a shower cubicle, with a glazed door. The room is fully tiled, with an inset mosaic border, there is an access hatch to the loft, recessed spotlights to ceiling, one with an integrated extractor fan, a wall mounted medicine cabinet and a chrome heated towel rail.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

FLOOR 1 8.1 m<sup>2</sup> (87 sq.ft.) FLOOR 2 35.0 m<sup>2</sup> (377 sq.ft.)

REDUCED HEADROOM 2.5 m<sup>2</sup> (27 sq.ft.)

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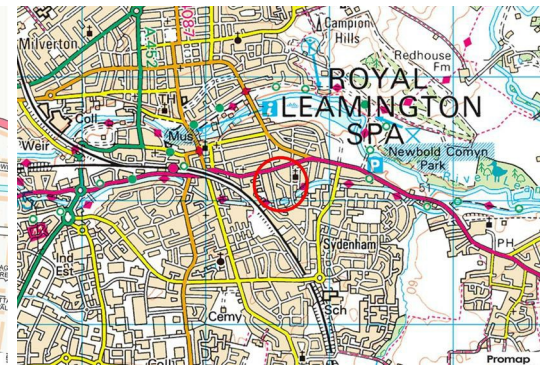






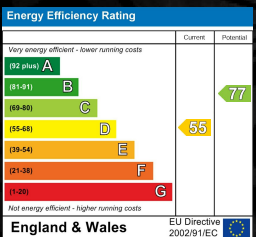
- Top Floor Character Apartment
- Recently Fitted Carpets
- Open Plan Living/Dining/Kitchen Space
- Shower Room
- On Street Parking

- Attractively Presented
- Desirable Location
- Double Bedroom
- Private Entrance Hall & Stairs
- Communal Cellar



## 16 ST. MARYS CRESCENT, LEAMINGTON SPA

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



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