

THE CEDARS MEWS, 42 WARWICK PLACE

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SALES & LETTINGS





A 3 storey, modern townhouse, positioned in a particularly desirable location, to the west of Leamington Spa town centre. The property offers flexible accommodation and excellent potential. It is entered into an entrance hall, which passes the breakfast kitchen, then leads to a dining room/ second reception room, which also provides access to the rear garden. The first floor houses the refitted family bathroom and the dual aspect living room, with balconies on both the front and the rear aspects. The top floor houses, three bedrooms and a refitted shower room. The property is approached through a central communal garden, then via a small private fore garden. The property also benefits from a south facing rear garden and an en-bloc garage.



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Its in the detail...

Entrance Hall

Entered via a panel door, with an adjoining window. Stairs rise to the first floor, while internal panel doors radiate to the breakfast kitchen, to the dining room/2nd reception and to the downstairs WC. There are two wall mounted light points, a wall mounted electric fuse board and a panel radiator.

Breakfast Kitchen

With a window allowing a view over the fore garden, from the kitchen sink, whilst there is a serving hatch to the dining room/2nd reception. The kitchen is fitted with a complimentary range of base and eye-level kitchen cabinets, finished in a shaker style. Above the base units there is a wood block effect work-surface, with an inset one and a half bowl sink and drainer, a Neff ceramic hob, with a stainless-steel Neff extractor over and a Neff oven and grill, positioned beneath. There is undercounter space and plumbing for a washing machine, an undercounter refrigerator and a fridge freezer. There is a ceiling mounted light point, a wall mounted boiler for the gas central heating and hot water, whilst there are tiled splashbacks.



Dining Room/2nd Reception

With both a window and French doors, allowing a view and opening out into the southerly facing rear garden. There is a ceiling mounted light point, a wall mounted light point and two panel radiators.

Downstairs WC

Being fitted, with a two-piece suite, which comprises of a low-level flush WC and a wall mounted, corner hand-basin. There is a wall mounted light point, a wall mounted extractor fan and marble effect flooring.



First Floor Landing

With internal panel doors radiating to the living room and family bathroom. There is a ceiling mounted light point and a wooden balustrade to the stairs.

Living Room

This spacious, dual aspect space has access to a balcony on both the front and rear aspects, via French doors, with adjoining windows. There is a further window to the rear aspect, which faces in a southerly direction. There are two ceiling mounted light points, two wall mounted light points and two panel radiators.

Bathroom

With a partially obscured window to the front aspect, whilst being re-fitted with a three-piece white suite. This comprises of a push-button operated low-level flush WC, a pedestal handbasin and a panel bath, with a wall mounted shower over. There is a ceiling mounted light point, the room is fully tiled, with a wall mounted mirror and shaving light above. There is wall mounted shelving, a chrome heated towel rail and slate effect tiled flooring.

Top Floor Landing

With internal panel doors radiating to the three bedrooms, to the shower room and to a storage cupboard. There is an access hatch to the loft, a ceiling mounted light point and a wooden balustrade to the stairs. The storage cupboard contains slatted shelving.

Bedroom One

Being a generously proportioned double room, with two windows allowing a view over the communal garden. The room is fitted with a range of bedroom furniture. This comprises of a large wardrobe, constructed above the stair bulkhead, whilst there is a vanity unit, with an inset hand-basin, with integral drawers and cupboards beneath. There is a ceiling mounted light point, a wall mounted light point, a wall mounted mirror positioned above the hand-basin and a panel radiator.





Bedroom Two

Being a double room, with a southerly facing window allowing a view over the rear garden. There is a ceiling mounted light point and a panel radiator.

Bedroom Three

Being a single room, with a southerly facing window allowing a view over the rear garden. There is a ceiling mounted light point, a wall mounted hanging rail and a panel radiator.

Shower Room

Having been re-fitted, with a three-piece white suite. This comprises of a push-button operated low-level flush WC, a hand-basin mounted on a vanity unit, with storage drawers and cupboards beneath and a double shower cubicle with a glazed sliding screen. There is a ceiling mounted light point, a ceiling mounted extractor fan, the room is fully tiled, with Mosaic border. There is a wall mounted mirror and shaving light above, wall mounted shelving, additional storage/shelving adjacent to the shower cubicle, a chrome heated towel rail and marble effect flooring.

Rear Garden

Being southerly facing, arranged around a central patio, with herbaceous borders.

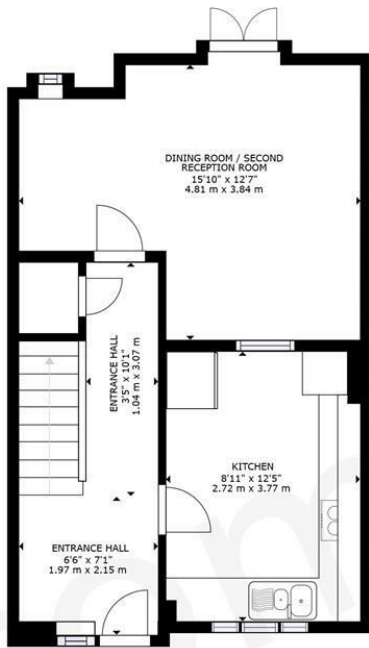
Fore Garden

A blocked paved footpath leads to a step up, adjacent to the front door. This passes areas of lawn on either side, whilst there are herbaceous borders at the front of the house.

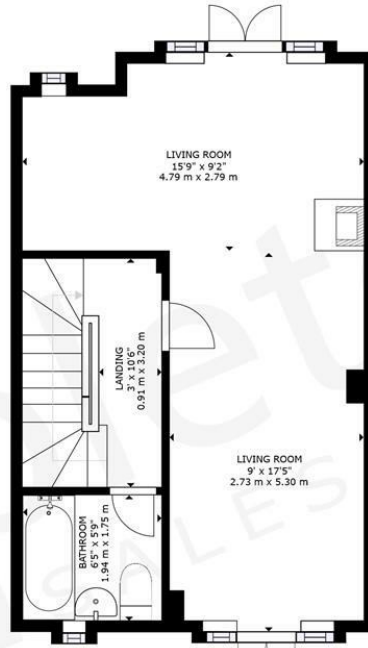
Central Communal Garden

A block paved footpath circles, a central lawn, there is outside lighting, attractive herbaceous borders, hedging and trees. The footpath connects to the gated pedestrian access from Warwick Place, where there is on the street parking available, then continues to the two areas of parking and en-bloc garages at the rear of the development. The subject property has a garage, but no allocated car parking space.

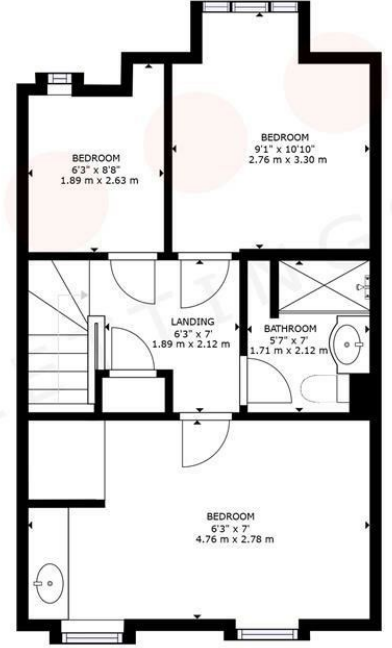




FLOOR 1



FLOOR 2



FLOOR 3

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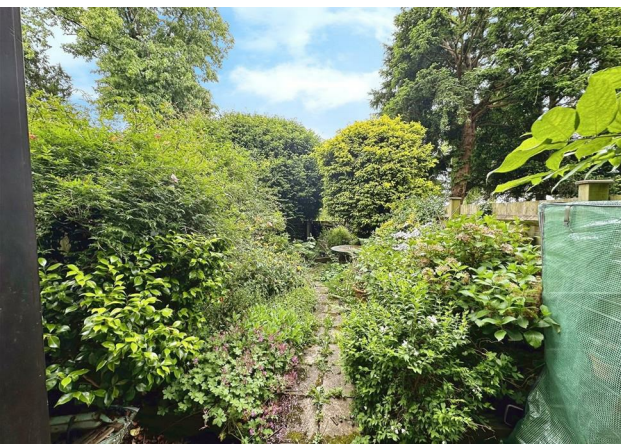
GROSS INTERNAL AREA

FLOOR 1: 394 sq ft, 36.6 m², FLOOR 2: 396 sq ft, 36.81 m²

FLOOR 3: 402 sq ft, 37.37 m²

TOTAL: 1192 sq ft, 110.78 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Garage

Being positioned at the rear of the development. The garage is en-bloc, with vehicular access from Cross Road. There is pedestrian access from the driveway/parking area, leading to the central communal garden.

Management Charge

There is a charge payable of circa £380 per annum, for the lighting and maintenance of the communal areas. The vendor informs us that owning the property gives a 1/13th share of The Cedar Mews management committee which decides on the spending of the charge.



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- Arranged Over Three Floors
- 2 Reception Rooms
- 2 Bathrooms
- Fore Garden
- Prime North Leamington Spa Location
- Breakfast Kitchen
- 3 Bedrooms
- Southerly Facing Rear Garden
- Garage



THE CEDARS MEWS, LEAMINGTON SPA

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Energy Efficiency Rating	
Current	Potential
	88
74	

Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-28) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

England & Wales
 EU Directive 2002/91/EC

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