



GUYS CLIFFE AVENUE, MILVERTON

complete ●●●
SALES & LETTINGS





A superb two bedroom apartment, set at the front of this 1990's apartment building - built in the style of a Victorian mansion, set in Milverton the prestigious North West area of Leamington Spa- moments to the town centre, train station and parks. The property has the prime top floor with a bay facing the Leamington Tennis Club courts to the front. The apartment comprises; communal entrance, second floor communal landing, hallway, lounge/diner, kitchen, two double bedrooms and a re-fitted shower room. The property has an allocated parking space and there are several visitor spaces. There is also a well kept garden. The property is within walking distance to Trinity Catholic School, Brookhurst and Milverton Primary Schools.



Communal Entrance

The communal entrance is located on the side of the building, with steps leading up through glass doors that have an intercom system. The main reception has stairs that lead to the second floor.

Second Floor

Communal second floor landing has plenty of LED lighting and a centre planted feature. There are four apartments on this level. A solid timber door leads into the entrance hall.



Hallway

Fitted with timber effect laminate flooring, there is a storage cupboard, a second airing cupboard with shelving and an electric hot water tank. The hallway is neutrally painted and has an electric radiator which is wifi enabled & programmable, a loft hatch, doors to the two bedrooms, shower room and lounge/diner.

Living Room

With a continuation of the timber effect laminate flooring. The room is a nice space, which is neutrally decorated in white, coving, an electric radiator which is wifi enabled & programmable and a second two-panel tall electric radiator. There is a timber double glazed bay window with a beautiful view of trees and tennis courts to the front. There is a door through to the kitchen.



Kitchen

With painted timber drawers & cupboards, a fitted worktop and a 1 & 1/2 bowl stainless steel sink with mixer tap and drainer. There is a fitted oven and a four-ring electric hob with an extractor over it. There is space and plumbing for a washing machine, laminate flooring, tiled splash-back and double glazed window with a useful tiled window shelf.

Bedroom One

With timber effect laminate flooring, feature painted wall, an electric radiator which is wifi enabled & programmable and a timber double glazed window to the front elevation with a pleasant view of trees and the tennis courts.



Bedroom Two

Double bedroom, with timber effect laminate flooring and Velux window with a fitted blind.

Shower Room

The bathroom was fitted around three years ago, which now has a large walk-in shower with a static glass screen and a glass flipper panel. There is a rainfall electric shower with handheld attachment, a toilet, a floating vanity storage drawers with sink and mixer tap. There is an electric shaver point, an extractor and a tiled shower area.



Outside

Communal garden with seating.

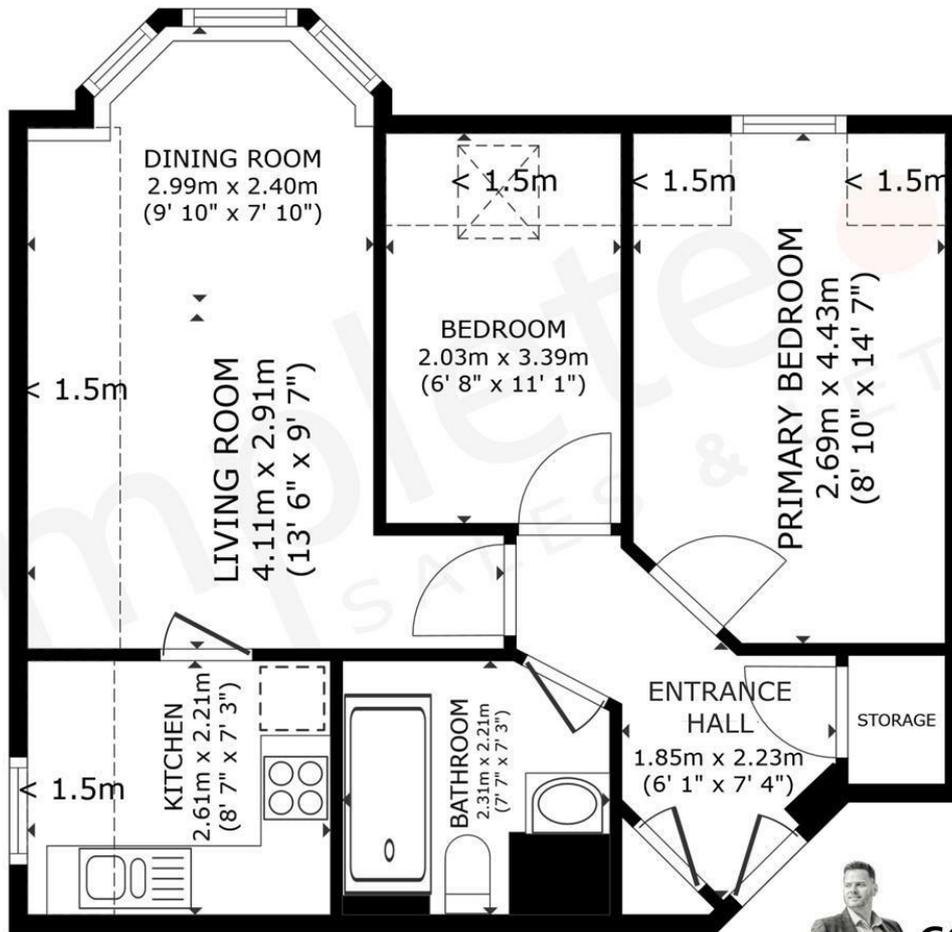
Parking

An allocated parking space with a number of communal visitor spaces.

Location

Approached via Guys Cliffe Avenue- a beautifully tree-lined street in North-West Leamington Spa opposite the Leamington Tennis Club and set back behind a brick wall. The local area offers a good range of day-to-day amenities including shops, a petrol station. Locally within walking distance are Milverton Primary, Brookhurst Primary and Trinity Catholic Schools. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens and a range of excellent private and state schools, it is a very popular place to live and has been voted the top 3 happiest places to live in the UK. Being positioned close to excellent transport links, the A46 is approximately three miles from the property, which provides links to the heart of the Midland motorway network. Leamington Spa railway station is a 24-minute (1.1m) walk away and offers a regular direct service to London Marylebone Station in just over an hour.





GROSS INTERNAL AREA
FLOOR PLAN 45.7 m² (491 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 8.3 m² (89 sq.ft.)
TOTAL : 45.7 m² (491 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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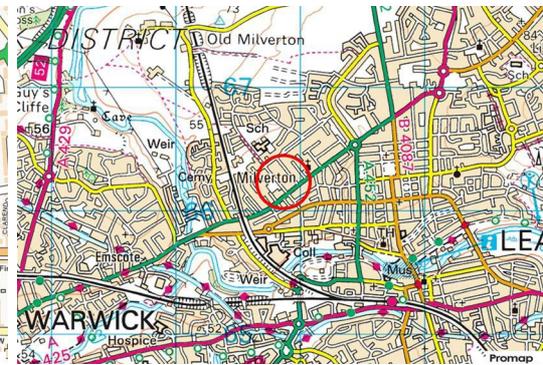
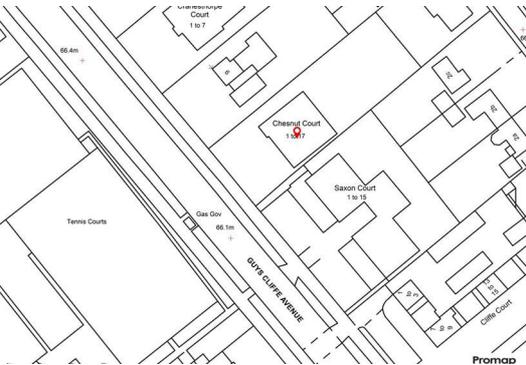
Brian Williams
01926 887723

The Leamington Property Expert



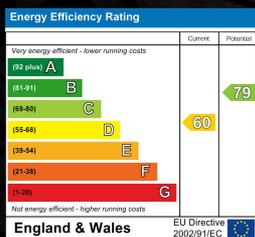


- Purpose Built Apartment
- Prestigious North West Leamington
- Lounge/Diner With Bay
- Stylish Shower Room
- Walking Distance To Town, Parks & Station
- Second Floor - Tennis Court Views
- Two Double Bedrooms
- Kitchen
- Parking Space + Visitor Spaces
- Close To Good Local Schools & Shops



GUYS CLIFFE AVENUE, LEAMINGTON SPA

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



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