



RUSSELL TERRACE, CENTRAL LEAMINGTON

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SALES & LETTINGS





"A huge apartment on the second floor with stunning period building views, nestled at the end of Russell Terrace just off Willes Road. Close to the train station, the vibrant town centre of Leamington with an abundance of shops, restaurants, boutiques, coffee shops and wonderful parks & gardens set along the tranquil River Leam"





A stylish & spacious over 1000 sqft second-floor (West Facing) apartment with a communal lift, in this purpose-built 1980's apartment complex. The apartment is centrally located and offers flexible living with an entrance hall, living/dining room, two double bedrooms, an en-suite bathroom, a stylish kitchen, utility and a bathroom. There is allocated parking and a long lease till 2199. Squirhill Place can easily access the town centre, train station and parks within minutes- meaning you get to enjoy the vibrant town centre and beautiful gardens & parks with Jephsons Gardens and Newbold Comyn moments away.



It's all in the details...

#### Communal Entrance

Communal black entrance door with intercom. Once through the communal entrance, there is a staircase leading to the second floor or you can take the lift.

#### Entrance Hall

The entrance door into the hallway door to the utility room, there are two storage cupboards, doors to the kitchen/breakfast room and an open doorway through to the living/dining room. There is a door to the airing cupboard with the hot water tank and doors to the two bedrooms and family bathroom.



#### Utility

With cupboards, a worktop and a single bowl stainless steel sink. Space and plumbing for washing machine, tiled splash-back and a radiator.

#### Living/Dining Room

Good-sized space with two uPVC double glazed windows, two radiators, ceiling cornice and wall lights. A painted timber fireplace with courts hearth and electric fire. There is uPVC double glazed French doors to a Juliet balcony



#### Kitchen/Breakfast Room

A modern fitted gloss kitchen with brushed chrome handles, an intelligent corner pull-cupboard, fitted worktops with a four ring Zanussi hob, fitted Zanussi oven and an extractor over. There is a large single-bowl round stainless steel sink with a flexible mixer tap. A fitted dishwasher, Vaillant gas combination boiler, timber effect LVT flooring, a radiator and a uPVC double glazed window.

#### Bedroom One

A very spacious double bedroom with two uPVC double glazed windows overlooking the courtyard parking. Two sets of twin double wardrobes with automatic lighting. Door to en-suite.



#### En-Suite

Fitted with a bath, with a glass screen and thermostatic shower. Extractor, concealed waste toilet with vanity storage and sink. Chrome towel radiator, the room is fully tiled and also comes with high-level cabinets. LVT style tiled flooring.

#### Bedroom Two

Spacious double bedroom with uPVC double glazed windows to two elevations, both with modern fitted shutters, a wall-mounted radiator and two sets of double-door wardrobes.





#### Bathroom

Glass door shower enclosure, with block glass wall and a thermostatic shower. Concealed waste toilet and sink. Extractor, chrome towel radiator and fixed mirror. LVT style tiled flooring.

#### Communal Parking

Off-street parking for 1 car.

#### Useful Information

Lease till 2199 (Approx 175 years remaining)

Ground Rent £100 PA

Service Charge £1874.89 Per Annum

Lift

Council Tax Band D

EPC B

#### Location

Squirhill Place is situated to the South of the town centre on the corner of Farley Street & Russell Terrace- which is an attractive tree-lined street and a desirable location. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafes & bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens such as Jephsons Gardens & Newbold Comyn all within easy

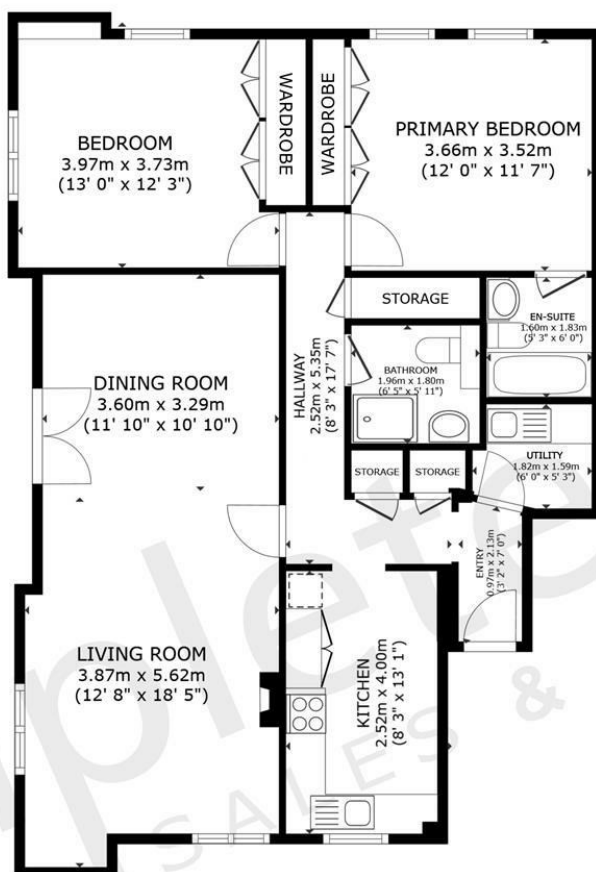






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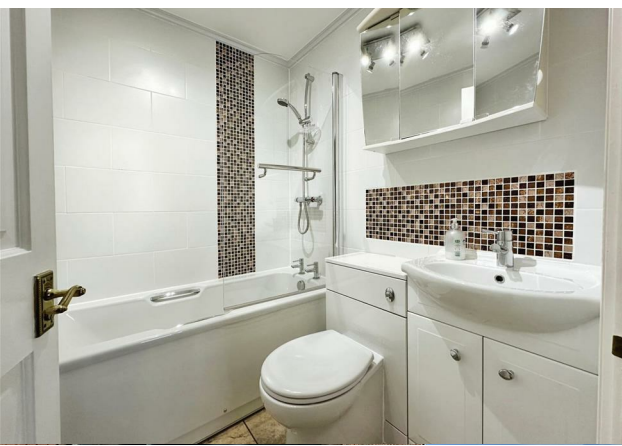
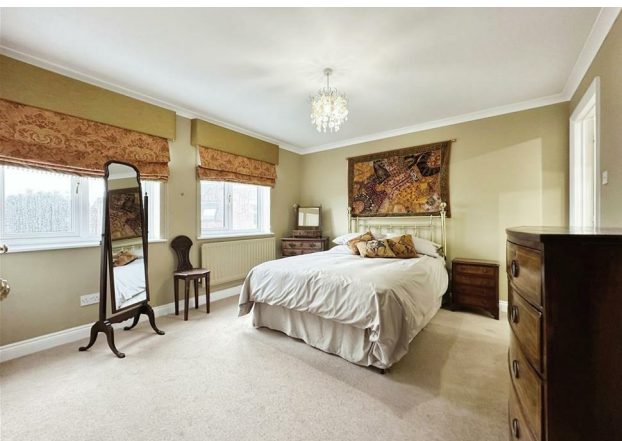
Brian Williams  
01926 887723  
The Leamington Property Expert



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 95.1 m<sup>2</sup> (1,023 sq.ft.)  
TOTAL : 95.1 m<sup>2</sup> (1,023 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



walking distance. It is a very popular place to live. It is a short walk to the railway station, with excellent rail links to London and good road links nearby for the M40 & M42.

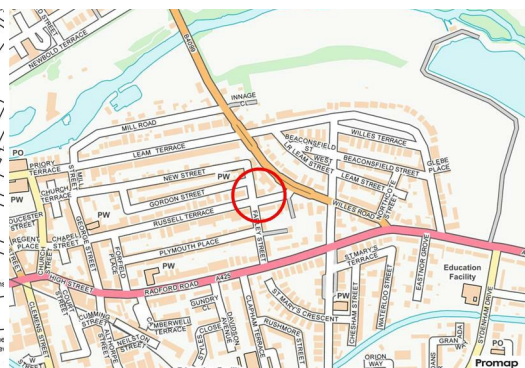






- Second Floor Apartment
- En-Suite & Shower Room
- Parking Space & Lift
- Lovely Leamington Views
- No Chain

- Two Spacious Bedrooms
- Kitchen/Breakfast Room & Utility
- Over 1000 sqft West Facing Apartment
- A large Lounge Diner
- Extended 2199 lease



## RUSSELL TERRACE, 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	
A (92+)	83
B (81-91)	83
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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