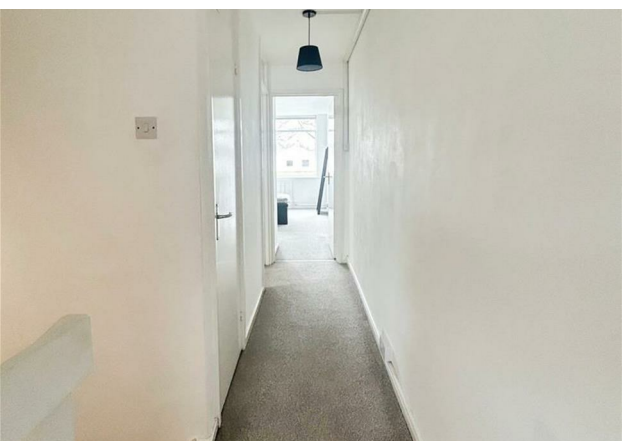


KENILWORTH ROAD, NORTH LEAMINGTON

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SALES & LETTINGS





Discover this spacious 885 sqft duplex apartment nestled in the prestigious North Leamington area, offering easy access to the town centre and picturesque parks within walking distance. This well-appointed & upgraded property features two bedrooms, entrance hall, a bathroom, a kitchen breakfast room, and a comfortable lounge. Enjoy the added benefit of a balcony, communal parking, an en-bloc garage, and the convenience of being offered with no onward chain. Immerse yourself in the sophisticated charm and convenience of this exceptional apartment.

Communal Entrance

The entrance door is to the right of the building with intercom. The stairs lead to the second floor.

Entrance Hall

Upon entering the property through a painted wood front door, you are greeted by a bright and welcoming entrance hall, bathed in natural light. The newly installed grey laminate flooring flows seamlessly throughout the ground floor, enhancing the sense of space and elegance. A staircase leads to the first-floor bedrooms and bathroom, while convenient under-stairs storage provides additional practicality. The property is also equipped with a secure caller entry system for added peace of mind.

Lounge

The bright and airy living room is filled with natural light, featuring large double-glazed windows to both the front and side aspects. A single double-glazed door opens to the balcony, offering seamless indoor-outdoor living. The room is complemented by a newly installed central heating radiator, a stylish ceiling light point, and sleek laminate flooring, creating a perfect space for relaxation and entertaining.

Kitchen/Diner

This brand-new, stylishly fitted kitchen boasts sleek, complementary work surfaces and a range of high and low-level storage units, offering both functionality and elegance. It comes equipped with integrated appliances, including a washing machine and separate fridge/freezer, along with a central heating radiator for comfort. A double-glazed window to the front aspect fills the space with natural light, while two ceiling light points enhance the ambiance. The kitchen features an electric hob and oven with a modern splashback and extractor fan, as well as a single-bowl stainless steel sink and drainer with a mixer tap. Ample space is provided for a large dining table, making it an ideal space for both cooking and entertaining.

Landing

A carpeted landing with doors to the two bedrooms and bathroom plus a convenient storage cupboard..

Bathroom

"Modern and spacious bathroom featuring sleek, full-tile walls. Equipped with a low-level flush WC, a porcelain sink with a mixer tap, and a stylish vanity unit below. The bath includes a shower overhead with a glass screen. Additional amenities include a wall-mounted towel radiator, a ceiling light, and an extractor fan for added convenience."



Bedroom One

Generously sized double bedroom with fitted wardrobes, offering ample storage space. The room is fully carpeted and features a large double-glazed window to the rear, allowing plenty of natural light. Additional comforts include a radiator and a ceiling light.

Bedroom Two

Second large double bedroom with views to the front elevation, fully carpeted and heated.

Parking

Parking is to the front of the property which is communal off-road.

Communal Gardens

A large area of lawn with beautiful mature trees. A driveway leads up the side of the property to the front parking area.

Garage

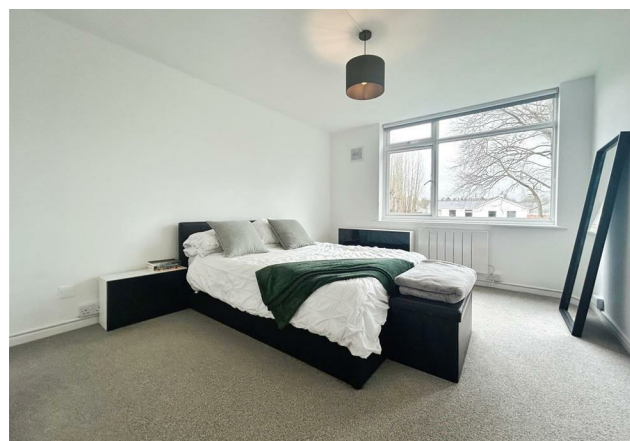
The property has its own en-bloc garage to the rear.

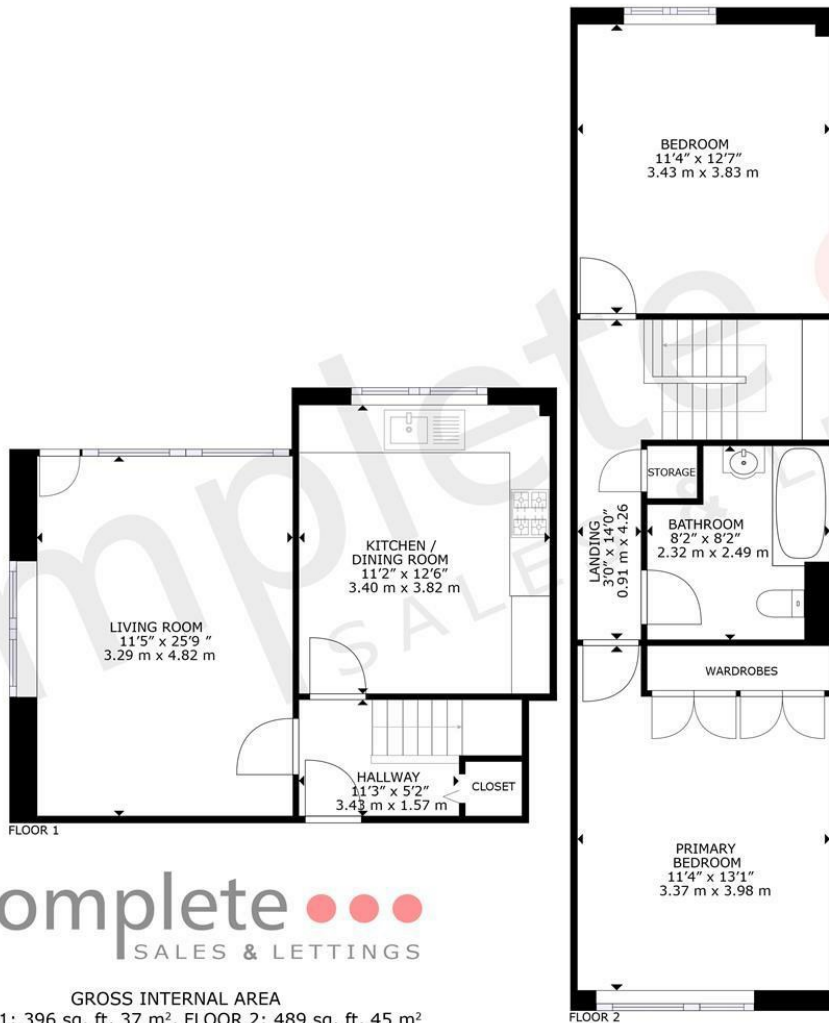
Other Information

Council Tax Band B

Built in the 1960's - 999 year lease- 947 years remaining (approx)

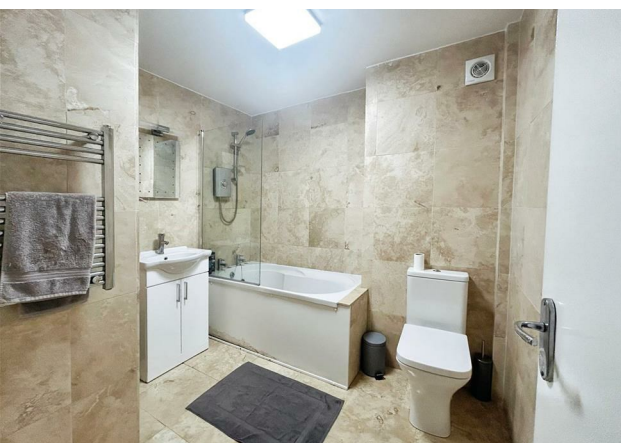
No Chain





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GROSS INTERNAL AREA
FLOOR 1: 396 sq. ft, 37 m², FLOOR 2: 489 sq. ft, 45 m²
TOTAL: 885 sq. ft, 82 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Location

Nestled on the tree lined Kenilworth Road, a short walk away from Leamington Spas vibrant town centre, this Victorian conversion boasts a sought after location within a conservation area.



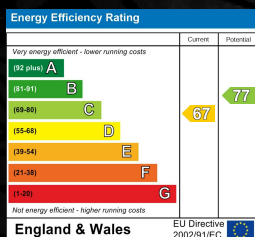


- Ground Floor Apartment
- Two Large Double Bedrooms
- Long Lease
- North Leamington Location
- Communal Off Road Parking
- New Fitted Kitchen
- No Chain
- Garage En-Bloc
- Lounge
- Duplex



KENILWORTH ROAD, LEAMINGTON SPA

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



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