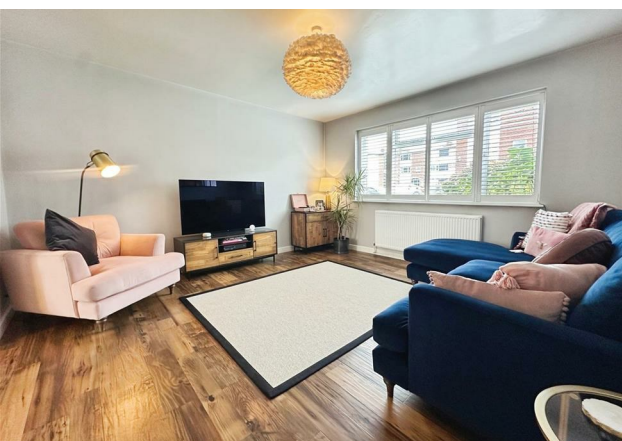
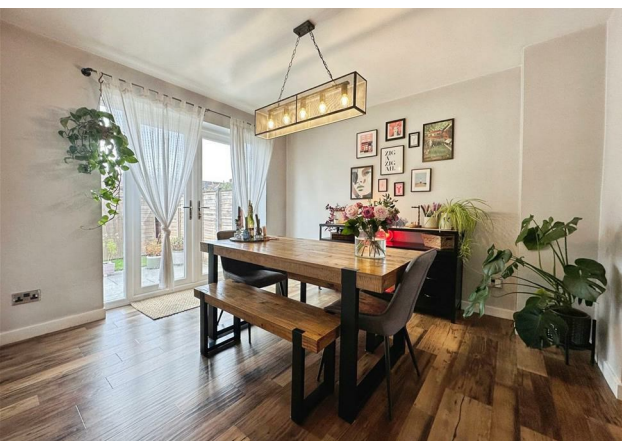




FAIRLAWN CLOSE, NORTH LEAMINGTON

complete ● ● ●
SALES & LETTINGS





A beautifully presented and upgraded ground floor garden apartment, located in Milverton, one of the most desirable areas in North-West Leamington Spa. The property benefits from its own private entrance, a landscaped rear garden, and double gates offering off-road parking. Finished to a high standard throughout with oak internal doors, modern white shutters to all UPVC double-glazed windows, and high-quality LVT flooring, timber-effect in the hallway, lounge, and dining area; stone-effect in the kitchen; and a contemporary design in the bathroom. Both bedrooms are finished with the same plush carpet for a cohesive, comfortable feel. Offered with no onward chain, and the owners will be extending the lease prior to completion.

A Stylish and Upgraded Garden Apartment in North Leamington Spa.

It's in the details...

Entrance Hallway:

Private composite entrance door leads into a welcoming hallway featuring timber-effect LVT flooring, half-height panelling, downlights, and a large oak double-door storage cupboard.

Lounge:

A bright, elegant living space with timber-effect LVT flooring, UPVC double-glazed window with white shutters, radiator, and arch opening through to the dining room.

Dining Room:

With a continuation of the LVT flooring, a radiator, and French doors opening onto the landscaped rear garden, ideal for relaxing or entertaining.

Kitchen:

Fitted with a modern white gloss kitchen complemented by timber-effect worktops, deep stainless steel sink with mixer tap, integrated oven, four-ring gas hob, and extractor hood. Space and plumbing for both a washing machine and dishwasher. Finished with metro-style tiling, downlights, stone-effect LVT flooring, and a UPVC double-glazed window with shutters. Wall-mounted Vaillant gas boiler.

Bedroom One:

Spacious double bedroom with plush carpet, large mirrored fitted wardrobes, oak internal door, radiator, and UPVC double-glazed window with shutters.

Bedroom Two:

A well-proportioned second bedroom, freshly decorated with matching plush carpet, oak door, radiator, and double-glazed window with shutters overlooking the garden.

Bathroom:

Refitted to a high standard with a deep white bath, black mixer tap, glass shower screen, thermostatic rainfall shower, vanity unit with basin, and WC. Features an electric black heated towel rail, downlights, extractor fan, contemporary design LVT flooring, and UPVC double-glazed window with shutters.

Outside:

A beautifully landscaped rear garden featuring porcelain tiled patios, lawn, raised sleeper-edged flower beds, and a timber shed. There's exterior lighting, an outside tap, and a tiled side area for bins with a gated pathway



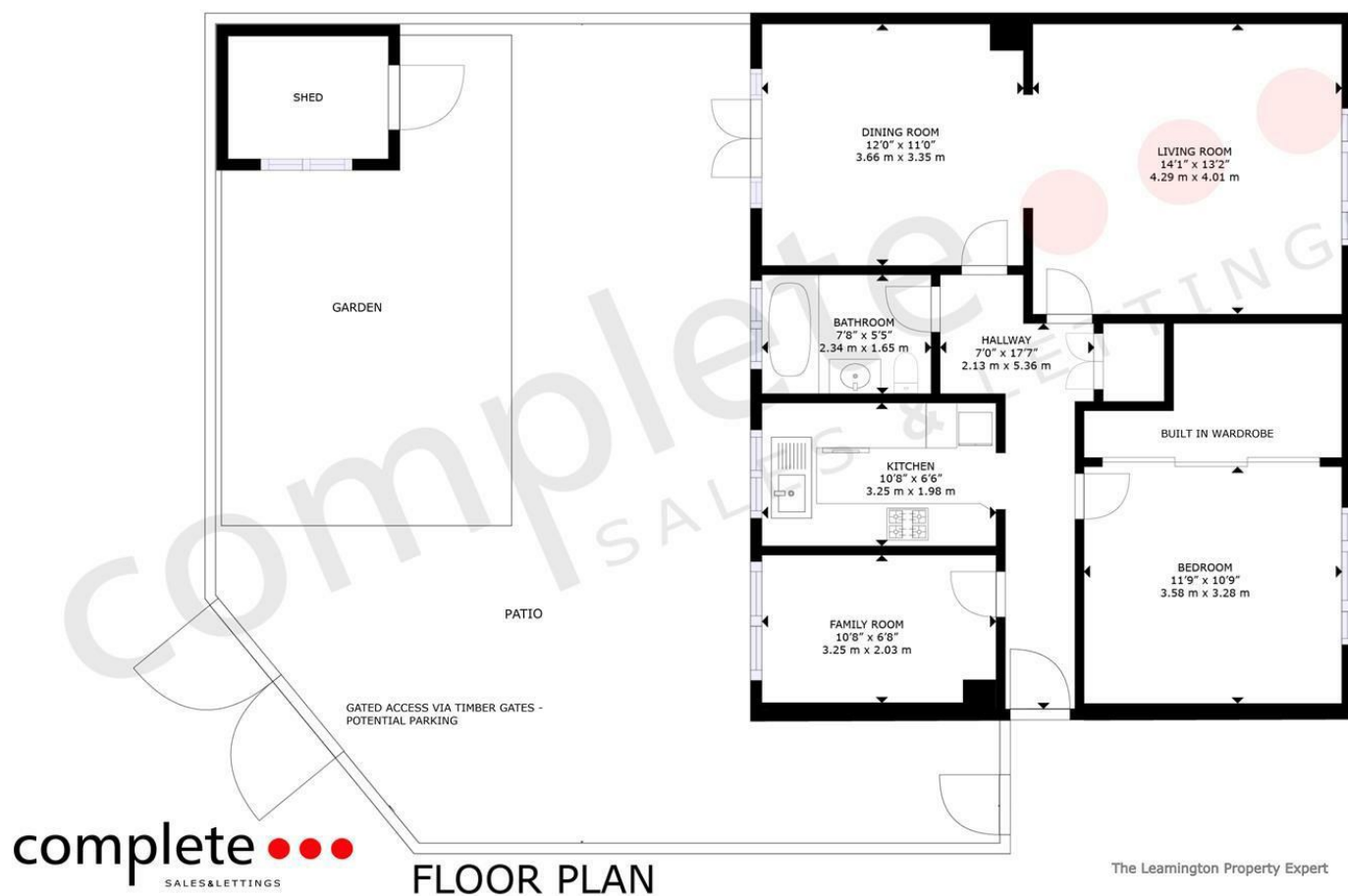
to the front. The double timber gates at the rear provide potential off-road parking.

Location

Set in Milverton, just northwest of Leamington Spa town centre, the property is surrounded by elegant period architecture and is within walking distance of Beauchamp Hill, Clarendon Crescent, and Milverton Crescent. Around a 15-minute walk to the train station (with fast services to London) and close to Leamington's wide selection of shops, cafés, restaurants, and parks.

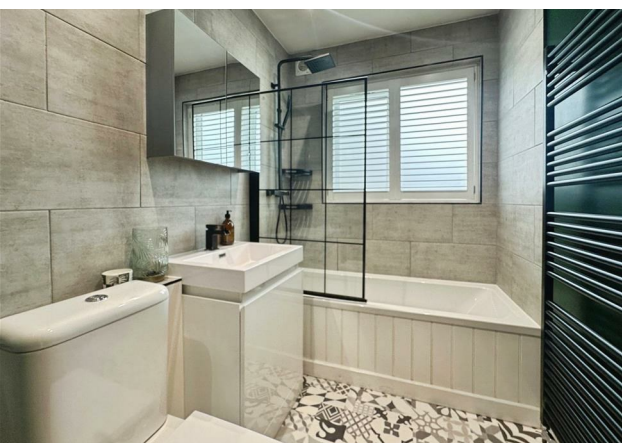
Leamington Spa is renowned for its Regency architecture, tree-lined avenues, excellent schools, and has repeatedly been named one of the best places to live in the UK.





GROSS INTERNAL AREA
FLOOR PLAN: 831 sq. ft, 77 m
EXCLUDED AREA: PATIO: 919 sq. ft, 85 m
VERANDA: 17 sq. ft, 1 m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



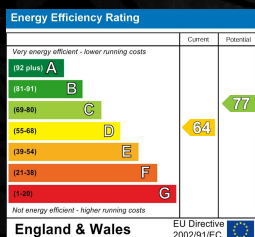


- A Very Stylish Home
- Two Bedrooms
- Kitchen & Bathroom
- Gas Central Heating
- Cul-De-Sac In North Leamington
- Ground Floor Garden Flat
- Lounge & Dining Room
- Extended Lease
- UPVC Double Glazing & Shutters
- No Chain



FAIRLAWN CLOSE, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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