



CROWN WAY, LILLINGTON

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SALES & LETTINGS





An excellent opportunity to purchase a spacious and beautifully presented two-double-bedroom duplex apartment in Crown Way, set within a popular Lillington location. The accommodation includes a covered external entrance, entrance hallway, kitchen, lounge/diner, two double bedrooms, and a bathroom. The property is situated within extensive gated communal grounds, offering access to lawned areas and off-road parking. To arrange a viewing, please contact our Leamington Spa office on 01926 887723.

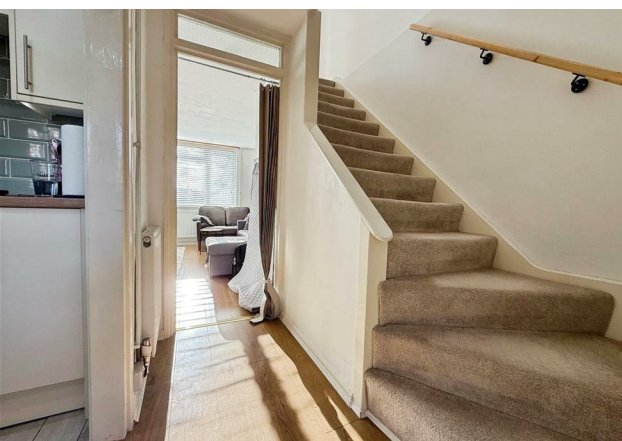


Covered Entrance Area

The property is approached via a covered external entrance with slabs and space for plants in pots or a table and chairs.

Hallway

With wood effect flooring, stairs rising to first floor, door off into the living room and entrance to kitchen.



Kitchen

Off the entrance an opening into kitchen with timber effect tiled flooring, and downlights. Double glazed window to front elevation. A range of cream contemporary base and wall units with corresponding timber affect laminate worktop and brick style tiling. Single stainless steel sink with chrome mixer tap. Integrated Lamona single oven and matching Lamona induction hob, integrated fridge freezer and space for washing machine.

Lounge/Diner

An open plan lounge diner with wood effect flooring, UPVC double glazed window, wall mounted radiator, pendant light point and painted feature wall. There is an ample space for both sofa and dining table.

Stairs Rising To First Floor Landing

Carpeted with handrail, leading to the first floor landing with doors flowing off into;



Bedroom One

A large double room with large UPVC double glazed window, wall mounted radiator, pendant light point, carpeted and benefiting from built-in storage cupboard.

Bedroom Two

A further double bedroom with UPVC double glazed window, wall mounted radiator and ceiling pendant light.

Bathroom

Partly tiled to water sensitive areas including a three-piece bathroom suite with WC, handbasin and bath with electric shower over and glass shower screen. White painted door into large store cupboard with built-in shelving.



Communal Parking

There is a communal parking area for residents. The parking is not allocated. Further on street parking available.

Communal Gardens

Located within large gated communal grounds to three sides of the building. With to a large lawned area and also communal storage.



Other Information

Property comes with two store rooms

Council Tax Band A

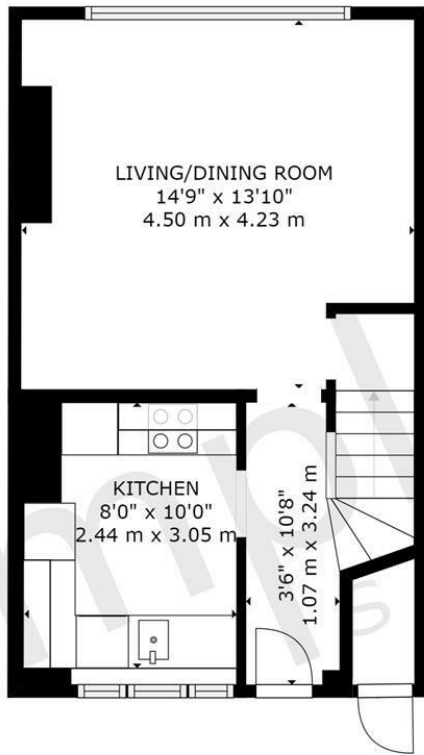
Lease has 113 years remaining

Chain Free

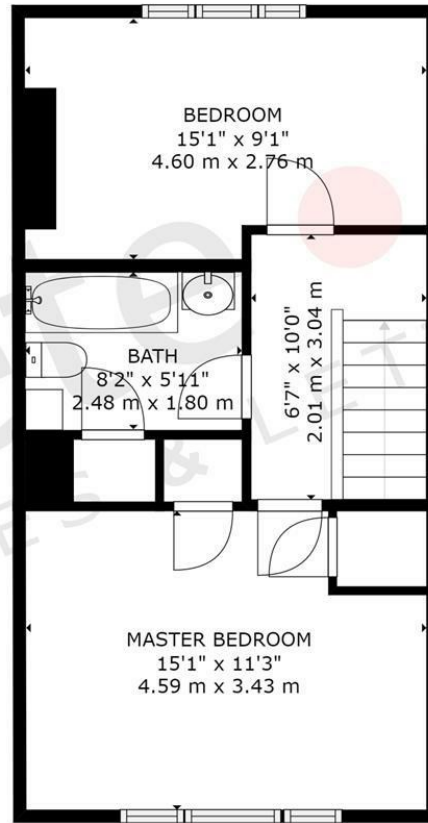
Location

Located in Lillington, half a mile from North Leamington Spa with good amenities nearby including Tesco Metro and local convenience stores and take-aways. There is a doctors surgery, a dentists and a vets nearby, as well as Lillington Infant & Junior School and Mason Park. Leamington Spa train station offers fast trains to London and there are good road links with the M40 motorway.





FLOOR 1



FLOOR 2

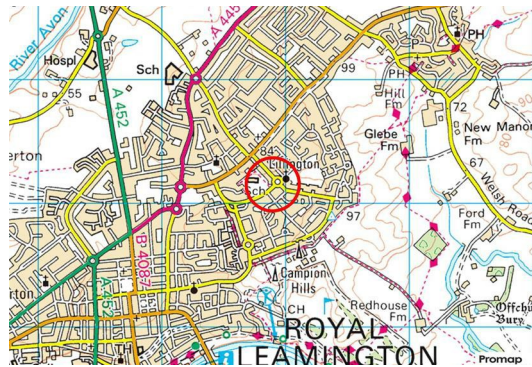
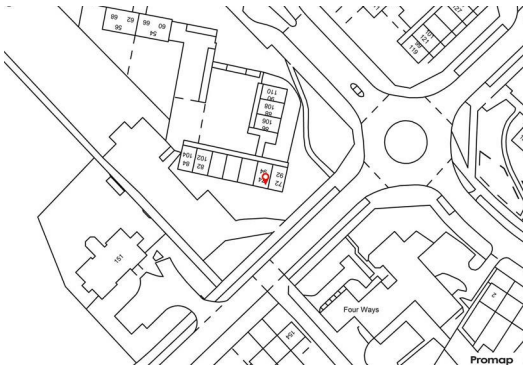
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GROSS INTERNAL AREA
FLOOR 1: 356 sq. ft, 33 m², FLOOR 2: 451 sq. ft, 42 m²
TOTAL: 807 sq. ft, 75 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- No Chain
- Separate Kitchen
- Bathroom With Three Piece Suite
- Communal Garden
- Leasehold
- Two Double Bedrooms
- Open Plan Living Dining Room
- Communal Parking
- Gas Central Heating
- Location Within Lillington



CROWN WAY, 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		
(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	77	80

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