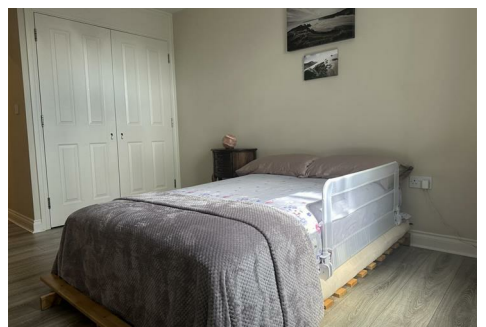


# MATTHEW JAMES

Property Services



## 61 The Cedars, Lillington Road, Leamington Spa, CV32 6QL

£255,000

Nestled on the charming Lillington Road in Leamington Spa, this delightful apartment offers a perfect blend of modern living and serene surroundings. With two double bedrooms, including a master en-suite and a family 'Jack and Jill' bathroom, this property is ideal for both professionals and small families seeking comfort and convenience.

The heart of the home is the open plan kitchen dining room, which provides a spacious and inviting area for cooking and entertaining. This layout not only maximises space but also fosters a warm atmosphere for gatherings with family and friends.

Surrounded by beautiful grounds, residents can enjoy a peaceful retreat right at their doorstep with an allocated parking space to the rear. Moreover, the property is conveniently located close to Leamington Town Centre, offering easy access to a variety of shops, restaurants, and local amenities. This prime location ensures that you are never far from the vibrant life that Leamington Spa has to offer.

In summary, this apartment on Lillington Road presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a sought-after area. With its modern features, beautiful surroundings, and proximity to the Town Centre, it is a property not to be missed.

## Communal Entrance Hallway



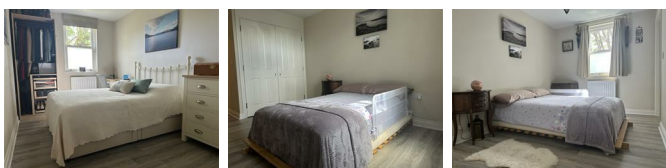
The communal areas of the property are kept immaculate and there is secure access into the

## Entrance Hallway

Having security intercam, cupboard off with space and plumbing for a washing machine doors and further doors lead off to:

## Bedroom One

15'1 x 8'4 (4.60m x 2.54m)



Having a double glazed window to the side elevation, built-in wardrobe to the one wall and door leading off to:

## Bedroom One En-Suite

6'4 x 5'7 (1.93m x 1.70m)



Having a double obscure glazed window to the side elevation, modern wash hand basin, floating low level WC, a panel bath with shower attachment over, ladder style heated towel rail, shelving, extractor and tiling to all splash prone areas.

## 'Jack and Jill' Shower Room

8'7 x 5'2 (2.62m x 1.57m)



Having a low level WC, walk-in shower enclosure, modern wash hand basin, mirrored cupboard storage, heated ladder style towel rail, shaving point, extractor and modern tiling to all splash prone areas.

## Bedroom Two

14'8 x 8'2 (4.47m x 2.49m)



Having a double glazed window to the side elevation, built-in wardrobe and door that leads into the 'Jack and Jill' shower room.

## Open Plan Kitchen / Dining Room

17'11 x 12'7 (5.46m x 3.84m)



Having a double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated fridge and freezer, integrated dishwasher, oven with four ring gas hob and extractor over and tiling to all splash prone areas. There are also two Velux windows to the ceiling.

## Parking & Grounds

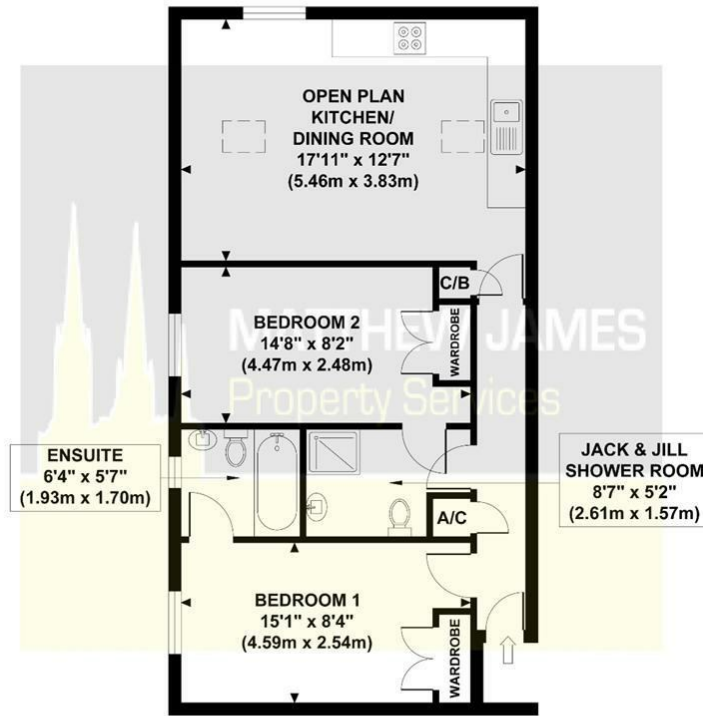


The property is situated within lovely and well manicured grounds with an allocated parking space to the rear.

# Floor Plan

## LILLINGTON ROAD

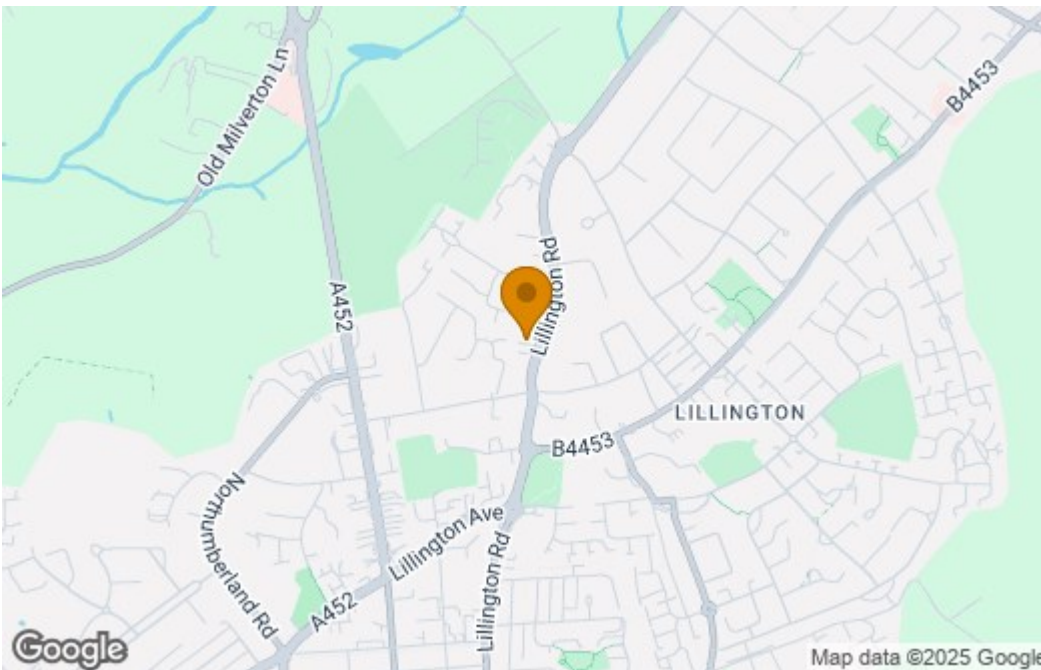
Approximate Gross Internal Area  
626 sq ft / 58.2 sq m



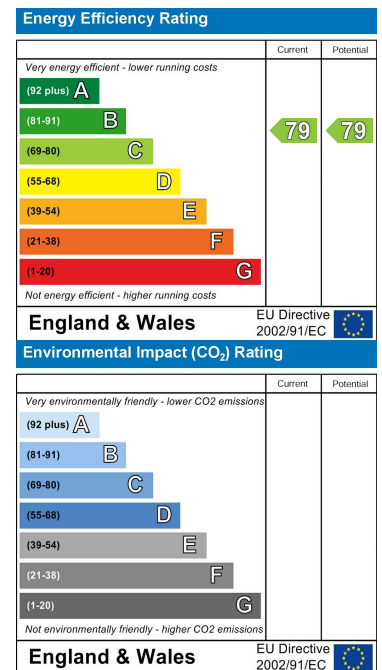
**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 626 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

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