



Connells

Yew Tree Court
LEAMINGTON SPA



Property Description

Convenient two bedroom ground floor maisonette for sale with no onward chain!

Ideally located within walking distance of the train station and town centre, this well presented two bedroom ground floor maisonette offers the perfect blend of comfortable and convenient living.

The property features your own private entrance, a spacious open plan living dining room, a separate modern kitchen, two bedrooms and a fitted bathroom.

Further benefits include two allocated parking spaces directly outside the property, providing ease and convenience.

An ideal purchase for first time buyers, downsizers or investors!

Entrance Hallway

A welcoming entrance hallway with a radiator and two built-in cupboards offering ample storage.

Lounge Dining Room

21' 9" max x 11' 2" (6.63m max x 3.40m)

Spacious, light and airy open plan lounge diner consisting of a radiator and dual aspect double glazed windows to front and rear elevations.

Kitchen

8' 8" x 7' 4" (2.64m x 2.24m)

Modern kitchen fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine and space for a fridge/freezer. Having laminate flooring and a double glazed window to rear elevation.



Bedroom One

11' 8" x 11' (3.56m x 3.35m)

Double bedroom with a radiator and a double glazed window to front elevation.

Bedroom Two

6' 2" x 8' 6" (1.88m x 2.59m)

With a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, an extractor fan and a double glazed window to rear elevation.

Parking

Two allocated parking spaces, directly outside the property.

Lease Information

The property is leasehold with a lease length of 125 years from 1st June 1996. The property is subject to management costs to include an annual ground rent of £179 and an annual service charge of £1,360. Further information available upon request.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax Band: C

Service Charge: 1360.00

Ground Rent: 179.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314195

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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