



Connells

Cubbington Road
Leamington Spa



Property Description

Modern two bedroom end terrace home - 40% shared ownership!

An excellent opportunity to step onto the property ladder with this immaculately presented two bedroom end terrace home.

Built in 2019, this stylish and contemporary property offers well proportioned accommodation throughout. Upon entering, you are welcomed by a bright and airy entrance hallway leading a downstairs cloakroom, modern kitchen at the front of the home and the lounge to the rear which opens to the garden, creating the perfect space for entertaining or relaxing with family.

The first floor boasts two good size bedrooms and a family bathroom.

Externally the property boasts a low maintenance rear garden and two allocated parking spaces conveniently positioned to the rear.

This property is ideally located within walking distance to local amenities and The Holt Recreation Ground making it the perfect home for families, young professionals or first time buyers.

Approach

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an understairs storage cupboard, radiator, laminate flooring and doors to the kitchen, downstairs cloakroom and the lounge.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, tiled flooring and a radiator.

Lounge

9' 4" x 13' 2" (2.84m x 4.01m)

Spacious, light and airy lounge consisting of laminate flooring, a radiator and double glazed French doors leading to the garden.

Kitchen

12' 4" x 6' 3" (3.76m x 1.91m)

Modern kitchen fitted with white wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over and a fridge/freezer, whilst providing space for a washing machine, Housing the gas central heating boiler and comprising tiled flooring, ceiling spotlights, a radiator and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway, with doors to both bedrooms and the family bathroom.

Bedroom One

11' 1" to wardrobes x 9' 5" max (3.38m to wardrobes x 2.87m max)

Double bedroom benefitting from two fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Two

9' 8" x 9' 4" plus alcove (2.95m x 2.84m plus alcove)

Double bedroom having a built-in cupboard with shelving, a radiator and a double glazed window to front elevation.

Bathroom

White three piece suite fitted with a wash hand basin, Double-ended bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, extractor fan and a fitted towel rail.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to astro turf and fence enclosed, with a patio area, a shed and gated rear access.

Parking

Two allocated parking spaces to the front of the property.

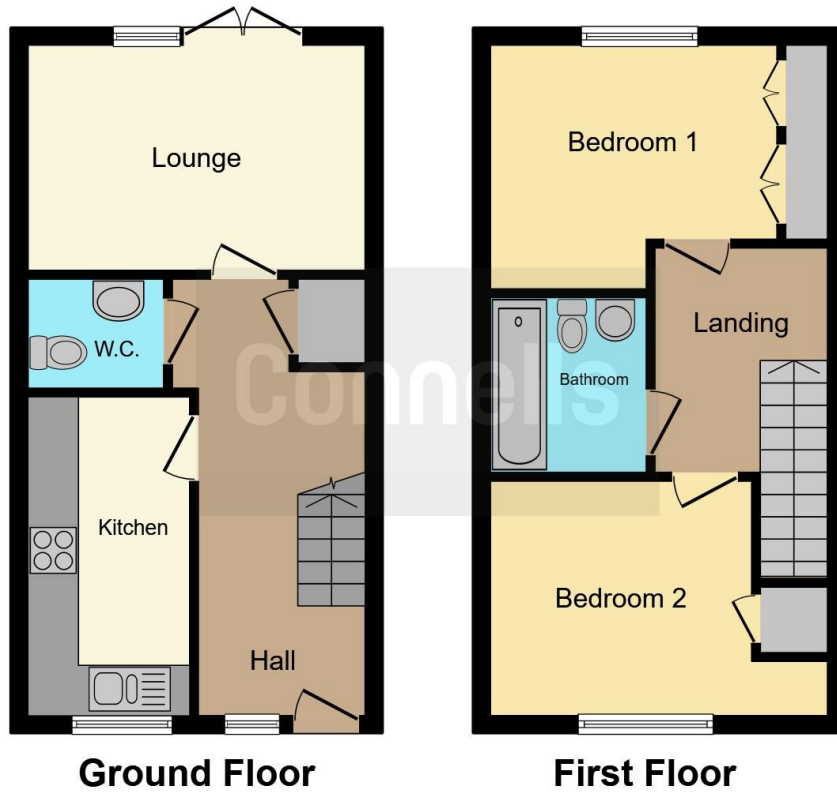
Shared Ownership/Lease Info

The property is being sold at a 40% share as part of the shared ownership scheme.

The lease term is 125 years from 1st April 2019 and the current monthly rent on the remaining 60% is £445. The property is subject to management costs to include a monthly service charge of £14.48 and a monthly building's insurance of £22.07. Further information available upon request.

Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.





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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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: C

Service Charge: 173.76 Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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