



Isambard Close Leamington Spa CV31 3SL

for sale offers over
£300,000



Property Description

viewing is highly recommended.

Immaculate Two Bedroom Terrace Home in the Sought-After Victoria Point Development

Built by AC Lloyd in 2020, this beautifully presented two-bedroom terrace home occupies an enviable position within the highly regarded Victoria Point development, conveniently located within easy reach of the town centre and local amenities.

Immaculately maintained throughout, the accommodation begins with a welcoming entrance hall and a useful downstairs cloakroom. To the front of the property is a contemporary fitted kitchen, while to the rear a spacious open-plan lounge/dining room provides an excellent space for both everyday living and entertaining, with views over the garden.

To the first floor are two generous double bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room, whilst a modern family bathroom serves the remaining accommodation.

Externally, the property enjoys a beautifully landscaped rear garden, ideal for relaxing and outdoor entertaining. To the front, there are two tandem off-road parking spaces.

Offering a superb combination of style, practicality and location, this fantastic home is perfectly suited to first-time buyers, professionals and investors alike. Early

Location

Isambard Close is ideally positioned within walking distance of Leamington Spa town centre (approx 0.7 miles) and the railway station (approx 0.3 miles), making it an excellent choice for commuters and those seeking convenient access to local amenities. Residents benefit from a wide range of nearby facilities including supermarkets, independent shops, cafés, restaurants, leisure facilities and the popular Victoria Park. The property is well placed for families, with several well-regarded schools nearby including St Peter's Catholic Primary School, Kingsway Community Primary School and Trinity Catholic School. Leamington Spa railway station is approximately 0.3 miles away, providing direct services to Birmingham, Coventry and London, while excellent road links via the A452, A425 and nearby M40 offer easy travel throughout the region.

Management Charge

There is an annual management charge of £200 payable for the upkeep of the green areas of the development.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

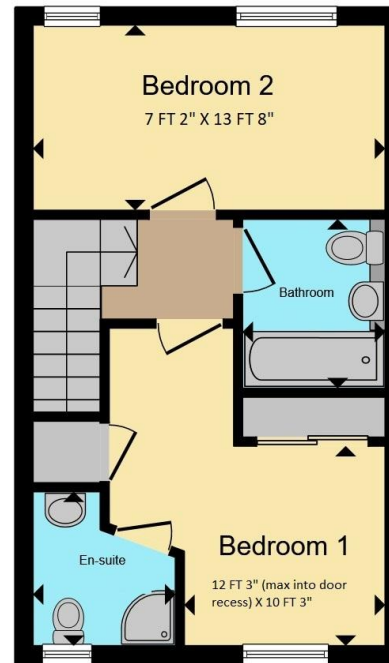








Ground Floor



First Floor

Total floor area 61.4 m² (661 sq.ft.) approx

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.propertybox.io

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 LEAMINGTON SPA CV32 4LL

EPC Rating: A Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315749



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