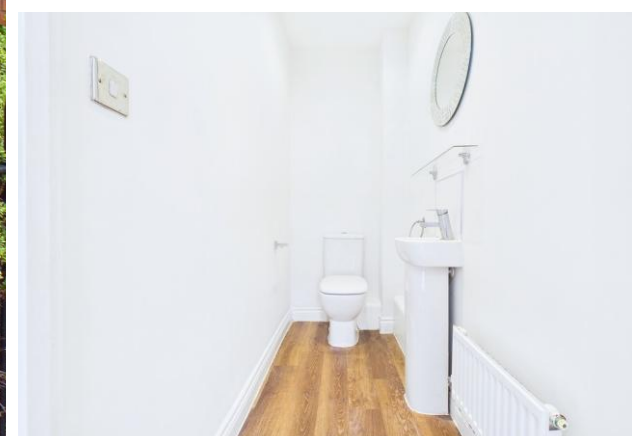


FOR SALE



John Cullis Gardens, Leamington Spa
£330,000


MARTIN&CO



John Cullis Gardens, Leamington Spa

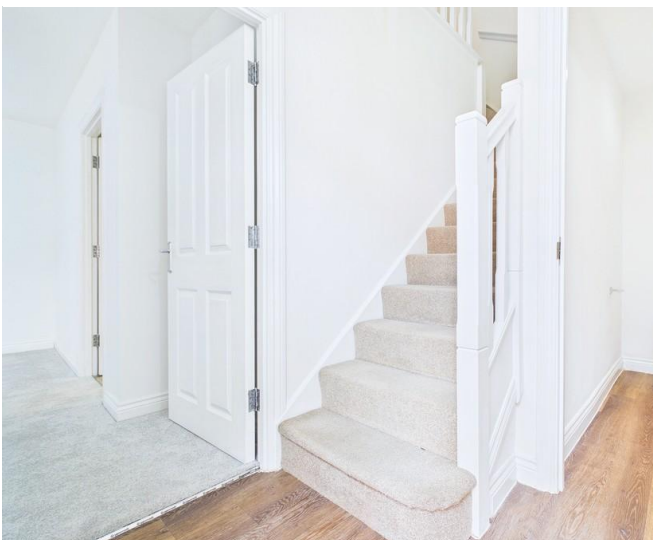
3 Bedrooms, 2 Bathroom

£330,000

- Three-bedroom modern mews home
- Brand new kitchen with natural stone worktops
- Luxurious new bathroom, en-suite & downstairs WC

TENURE We have been informed by the vendor of the following

Tenure: Leasehold - Years remaining on lease: 135
Service charge: £632pa - Service charge is split into two parts - Grounds maintenance and gardening - £374.60, Buildings insurance and property maintenance - £257.40
Ground Rent: £520pa



FULL DESCRIPTION An immaculately presented three-bedroom mews home with beautifully upgraded kitchen and bathrooms, located within the sought-after John Cullis Gardens development, just moments from the heart of Leamington Spa.

Constructed around 2006, this attractive modern home offers approximately 884 sq. ft. (82.2 sq. m.) of well-designed accommodation, combining contemporary styling with practical family living.

The current owners have significantly enhanced the property with a stunning new kitchen, finished with premium natural stone worktops, quality integrated appliances and sleek cabinetry, creating an impressive focal point for the home. The family bathroom, en-suite shower room and ground floor

cloakroom have also all been recently upgraded to an exceptional standard with stylish, modern fittings.

The ground floor comprises a welcoming entrance hall, a spacious living room (12'11" x 14'5" / 3.94m x 4.41m), a beautifully appointed kitchen (9'10" x 12'10" / 3.01m x 3.92m), and a convenient downstairs WC.

To the first floor, the generous principal bedroom measures 10'7" x 14'7" (3.24m x 4.45m) and benefits from a superbly appointed en-suite shower room. Two further bedrooms measure 12'1" x 8'3" (3.69m x 2.53m) and 8'9" x 6'10" (2.68m x 2.10m) respectively, offering flexible accommodation for children, guests or a home office. Completing the first floor is the beautifully upgraded family bathroom.

Accommodation

Ground Floor

Entrance Hall – 4'11" x 6'5" (1.50m x 1.97m)

Living Room – 12'11" x 14'5" (3.94m x 4.41m)
Kitchen – 9'10" x 12'10" (3.01m x 3.92m)
WC – 6'9" x 3'3" (2.07m x 1.00m)

First Floor

Bedroom One – 10'7" x 14'7" (3.24m x 4.45m)
En-Suite – 3'11" x 8'8" (1.21m x 2.66m)
Bedroom Two – 12'1" x 8'3" (3.69m x 2.53m)
Bedroom Three – 8'9" x 6'10" (2.68m x 2.10m)
Family Bathroom – 7'11" x 8'6" (2.41m x 2.60m)

Positioned within a quiet and popular residential development, John Cullis Gardens is ideally situated within easy reach of Leamington Spa's town centre, highly regarded schools, parks, shops, cafés, restaurants and excellent transport links.

Beautifully upgraded throughout whilst retaining the benefits of a modern purpose-built home, this exceptional property is ready for its next owners to move straight in and enjoy.



TENURE Leasehold (135 Years)

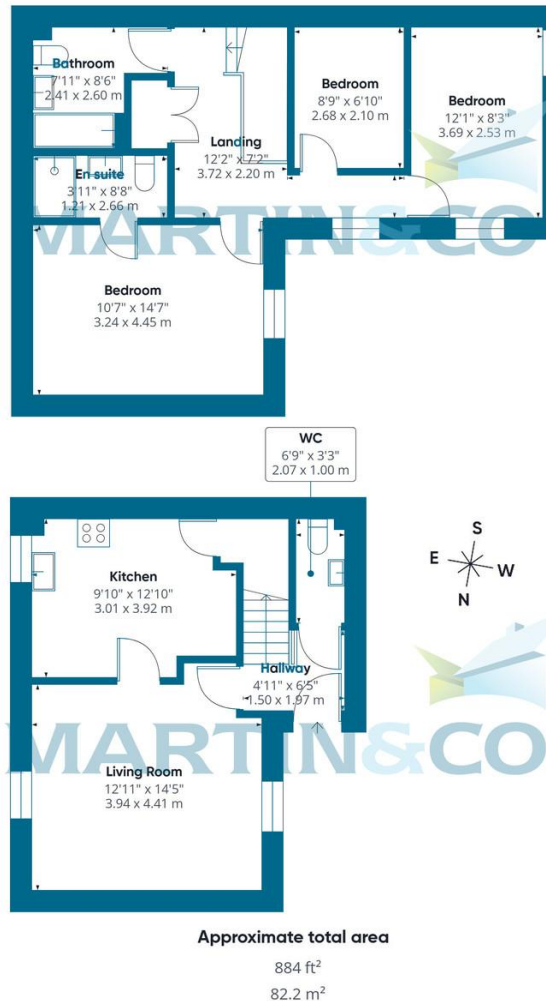
Service charge: £632pa - Service charge is split into two parts - Grounds maintenance and gardening - £374.60, Buildings insurance and property maintenance - £257.40

Ground rent is due on 01/01 and 01/07 every year for the amount of £218.81



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.