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Fairlawn Close,
Offers Over £200,000

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Fairlawn Close, , Leamington Spa

A spacious 1960's first floor duplex apartment in a popular area of North/West Leamington. In brief, the property offers:- entrance and hallway with a large storage cupboard, a spacious living/dining room. A breakfast kitchen, two double bedrooms and a family bathroom. Other benefits include electric heaters throughout and 124 years on the lease. Great first time buyer opportunity.

Entrance Hall

Featuring attractive engineered wood flooring, a spacious under-stairs storage cupboard, and stairs rising to the first-floor accommodation, with doors providing access to both the kitchen and living room.

Kitchen

A well-appointed kitchen fitted with a range of base-level units and drawers, offering space for a cooker, washing machine, and fridge freezer. The room features a stainless steel sink with drainer and mixer tap, tiled flooring, and spotlights to the ceiling. A double-glazed window overlooks the rear elevation, providing natural light.



Living room/Diner

A spacious, light-filled living area featuring the continuation of the engineered wood flooring, complemented by contemporary ceiling spotlights and electric heaters. A double-glazed window to the front elevation, complete with stylish shutters, enhances both privacy and natural light. With ample room for a dining table, this is a bright and versatile space ideal for both relaxing and entertaining.

Stairs & Landing

Fully carpeted stairs lead to a bright landing featuring a painted wooden balustrade and a double-glazed window to the rear elevation. The landing provides access to both bedrooms and the family bathroom, and also benefits from a large storage cupboard housing the water tank, with additional shelving below.

Bedroom One

A generously sized principal bedroom featuring a double-glazed window to the front elevation, complemented by bespoke white shutters. The room benefits from stylish engineered wood flooring, a ceiling light point, and a wall-mounted electric heater. A contemporary Japanese-style wardrobe provides sleek and practical storage.

Bedroom Two

A well-proportioned, fully carpeted double bedroom with a double-glazed window overlooking the rear elevation. The room benefits from a ceiling light point, electric heater, and ample space to accommodate a double bed and a range of additional bedroom furnishings.

Bathroom

A modern bathroom featuring tiled flooring and partly tiled walls, comprising a panelled bath with mixer tap, separate shower enclosure, low-level flush WC, and a ceramic hand wash basin with half pedestal and mixer tap. The room is finished with ceiling spotlights, creating a bright and contemporary feel.

Parking

There is parking available on the street to the front of the property.

Leasehold

124 Years remaining

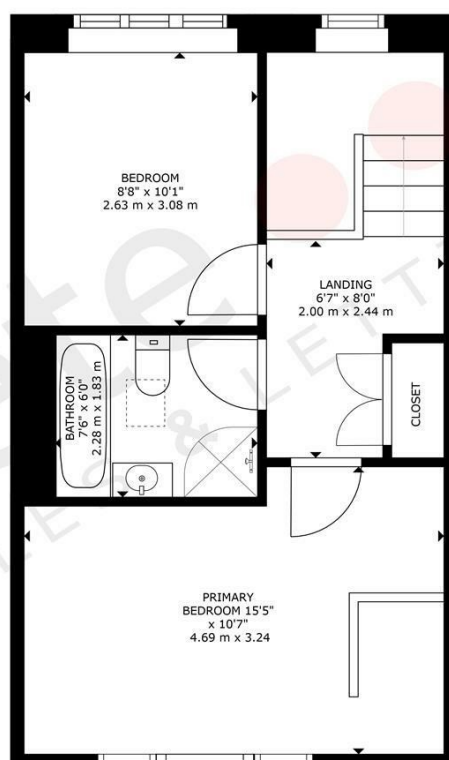
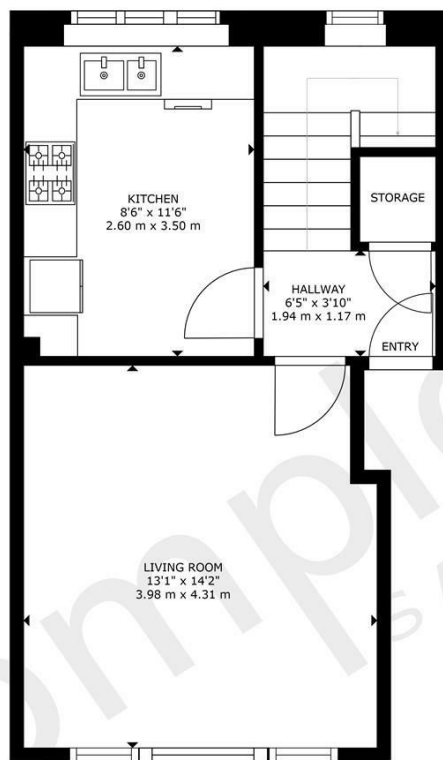
Location



Situated northwest of the Royal Spa town centre, just off Rugby Road. The immediate area includes some of the town's special period buildings in nearby Beauchamp Hill, Clarendon Crescent, and Milverton Crescent. Located a 15-minute walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of



high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens and a range of excellent private and state schools, it is a very popular place to live and has been voted the happiest place to live in Great Britain in Rightmove's 2017 Happy at Home Index. The Sunday Times also recently listed Leamington as one of the best places to live in the UK.



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GROSS INTERNAL AREA
FLOOR 1: 369 sq. ft, 34 m²; FLOOR 2: 406 sq. ft, 37 m²
TOTAL: 775 sq. ft, 71 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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