



**Connells**

Walnut Court Montgomery Road  
Whitnash Leamington Spa



### Property Description

This beautifully presented two-bedroom top floor apartment is located in a quiet and sought-after residential area, offering excellent access to the A46, M40, railway links, and local amenities.

The property features two generous double bedrooms, a bright and spacious open-plan living area with a modern fitted kitchen, and delightful views over the nearby green space. There is also a well-appointed bathroom, gas central heating, double glazing, and an allocated parking space.

Ideally positioned close to local parks and open spaces, this apartment would make a perfect first-time purchase or an excellent buy-to-let investment opportunity.

and a fridge/freezer. Having tiled flooring and opening into the lounge area.

### Communal Entrance

Well-maintained communal entrance with stairs rising to the apartment on the top floor.

### Entrance Hallway

Welcoming entrance hallway with a built-in storage cupboard, access to the loft and doors to all rooms.

### Lounge/Dining Room

19' 10" max with RHH x 9' 3" max with RHH ( 6.05m max with RHH x 2.82m max with RHH ) Spacious, light and airy lounge/dining room consisting of a television point, a radiator and two double glazed velux windows to side elevation with views over communal green space.

### Kitchen

9' 7" max x 10' 8" max ( 2.92m max x 3.25m max )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a washing machine

### Bedroom One

10' 8" max x 9' 5" max ( 3.25m max x 2.87m max )

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

### Bedroom Two

9' 6" max x 8' 3" max ( 2.90m max x 2.51m max )

Double bedroom with a fitted wardrobe, a radiator, a television point and a double glazed window to front elevation.

### Bathroom

Three piece suite, fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, vinyl flooring, a radiator and an extractor fan.

### Parking

One allocated parking space. There is free parking available on road outside the apartment.

### Lease Information

The property is leasehold with a lease length of 999 years from 1st May 2005 This property is subject to management costs to include; an annual service charge of £1164.52.

Regarding having pets, this would be subject to Management Company approval. Further information available upon request.

### Seller's Comments

I was attracted to this apartment as it offers quiet, safe, residential living whilst being within walking distance to Leamington town centre and the train station. Parking is easy as there is one allocated parking space, but also free parking available on the road outside. It is perfect for those working in Leamington or even in the surrounding areas (Warwick, Coventry) as the transport links to the nearby motorways/A roads are excellent (and you avoid having to drive through town to get out of Leamington). It also has an efficient gas boiler rather than electric heating which is perfect for the winter months and for cooking on a gas hob (which isn't that common for flats/apartments). There are plenty of shops nearby and I have always felt safe and comfortable within the apartment.

There is plenty of room within the flat and the open-plan kitchen/living area is really spacious.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1164.52

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314756](http://connells.co.uk/Property/SPA314756)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2005. 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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