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Fairlawn Close, Leamington Spa
Offers in the region of £195,000

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Fairlawn Close, Leamington Spa, Leamington Spa

A spacious 1960's ground floor garden apartment in a popular area of North/West Leamington. In brief, the property offers a private entrance and hallway with two storage cupboards, a spacious living room and separate dining room. A contemporary kitchen, two bedrooms, a shower room and a private lawned garden. Other benefits include electric heaters throughout, 170 year lease and the property is offered NO CHAIN.

Entrance Hall

Entered via a uPVC door with obscured glazing, the welcoming hallway features wood-effect laminate flooring and a ceiling light. Two generously sized storage cupboards provide excellent practicality, while doors lead seamlessly to both bedrooms, the kitchen, bathroom, living area, and dining room.

Living Room

A bright and spacious living room featuring an electric fire with decorative surround and a large double-glazed window to the front aspect, allowing plenty of natural light. Additional benefits include a wall-mounted electric heater, TV point, and ceiling light, with elegant timber and glazed double doors leading through to the dining room.



Dining Room

Featuring a continuation of the wood-effect laminate flooring, this space includes a ceiling light point and wall-mounted electric heater. A double-glazed door opens out to the rear garden, complemented by two windows that provide a pleasant outlook and plenty of natural light.

Kitchen

A recently fitted, contemporary-style kitchen featuring tiled flooring and a range of high-gloss wall and base units with matching drawers. The space is well equipped with a stainless steel double sink and drainer with mixer tap, electric oven, three-ring induction hob, integrated microwave, integrated dishwasher, as well as space for a fridge freezer and washing machine. A double-glazed window overlooks the rear garden, while a ceiling light point completes the room.

Bedroom One

A spacious master bedroom featuring a large double-glazed window to the front aspect, allowing for plenty of natural light. The room is finished with wood-effect laminate flooring and includes a ceiling light point and wall-mounted electric heater.

Bedroom Two

A generously sized single bedroom offering ample space for a bed, wardrobes, or additional bedroom furniture. The room benefits from a double-glazed window overlooking the rear garden, along with a ceiling light point and wall-mounted electric heater.

Shower Room

A wet room-style shower room, partly tiled and fitted with a low-level flush WC, wall-mounted ceramic hand basin, and wall-mounted electric shower. Additional features include a ceiling light point, extractor fan, wall-mounted electric heater, and a double-glazed obscured glass window to the rear aspect.

Rear Garden

A private rear garden featuring a patio area and a well-maintained lawn, complemented by established flowerbeds, shrubs, and mature trees. Additional benefits include gated side access and a timber garden shed.

Front & Parking

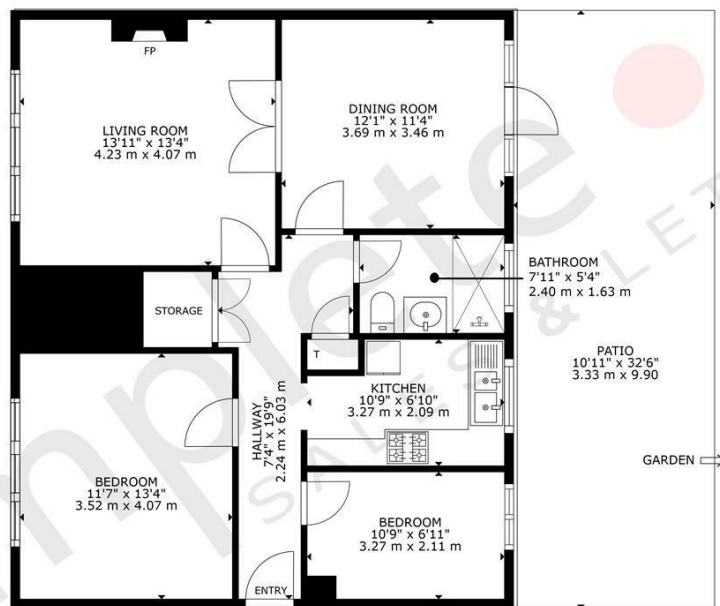
To the front of the property is a neatly maintained lawn with planted borders, along with a pathway leading to the entrance door. Resident parking is available on-road within the quiet cul-de-sac.

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.



FLOOR PLAN

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GROSS INTERNAL AREA
 FLOOR PLAN: 829 sq. ft, 77 m²
 EXCLUDED AREA: PATIO 257 sq. ft, 23 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	75

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.

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 T: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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