



**Connells**

Coniston Road  
Leamington Spa



## Property Description

A beautifully presented three double bedroom first floor maisonette located in highly sought after North Leamington.

This spacious home welcomes you with your own private entrance to the side of the property with stairs rising to the maisonette and welcoming hallway. Featuring a stylish open plan living kitchen dining room - ideal for modern living or entertaining. On the first floor the property also offers two generous double bedrooms, the master boasting an ensuite shower room aswell as the modern family bathroom.

A thoughtfully designed loft conversion provides a third double bedroom, offering excellent versatility as a guest room, office or additional living space.

Externally the property enjoys a lawned rear garden, position to the left hand side at the back of the property.

An attractive and well located home, ideal for first time buyers, investors or anyone seeking a well proportioned property in one of Leamington's most desirable areas.

## Approach

The property is set back from the road with a pathway to your private entrance at the side of the property.

## Entrance

Via own private entrance with stairs rising to the maisonette and a door into the entrance hallway.

## Hallway

Welcoming entrance hallway having a radiator, a double glazed window to side elevation and stairs rising to the second floor bedroom.

## Open Plan Kitchen Living Diner

### Kitchen

6' 4" x 10' 1" ( 1.93m x 3.07m )

Modern kitchen 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. There is an electric oven and electric hob with cooker hood over, whilst providing space for a slimline dishwasher and space for a fridge/freezer. There is a cupboard housing the central heating boiler, with space and plumbing for a washing machine. With ceiling spotlights and a double glazed window to front elevation.

### Lounge/Diner

13' 6" max x 14' 9" ( 4.11m max x 4.50m )

Spacious and inviting lounge/diner consisting of laminate flooring, two radiators, two double glazed windows to front elevation, a door leading to the balcony and open to the kitchen.

### Balcony

Accessed via the lounge diner.

## Master Bedroom

9' x 10' 6" ( 2.74m x 3.20m )

Double bedroom having a radiator, two double glazed windows to rear elevation and a door to;

## En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having partly tiled walls, ceiling spotlights, a fitted towel rail and an extractor fan.

## Bedroom Two

9' 11" x 12' 3" ( 3.02m x 3.73m )

Double bedroom with a radiator and a double glazed window to rear elevation.

## Bathroom

Modern three piece suite fitted with a wash hand basin with vanity unit, P-shaped bath with mixer taps and shower over and a W/C with concealed cistern. Having partly tiled walls, a shaver point, fitted towel rail and a double glazed window to side elevation.

## Second Floor

### Bedroom Three

18' 2" max with RHH x 17' 4" max with RHH ( 5.54m max with RHH x 5.28m max with RHH )

Benefitting from storage in the eaves, a radiator and velux windows to front, side and rear elevations.

## Outside

### Garden

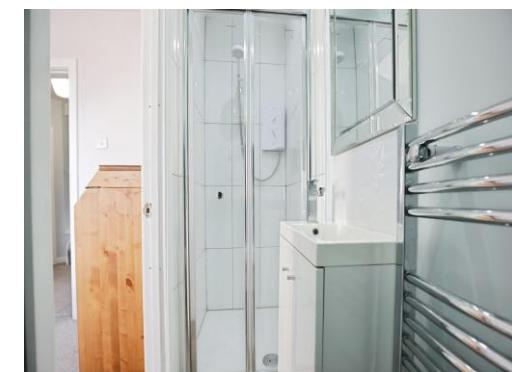
The property benefits from a lawned garden to the left hand side at the rear of the property. The pathway separates the two gardens owned by each maisonette.

### Parking

On Street.

### Lease Information

The property is leasehold with a lease length of 999 years from 25th March 1957. This property is subject to management costs to include; an annual ground rent charge of £5. Further information available upon request.

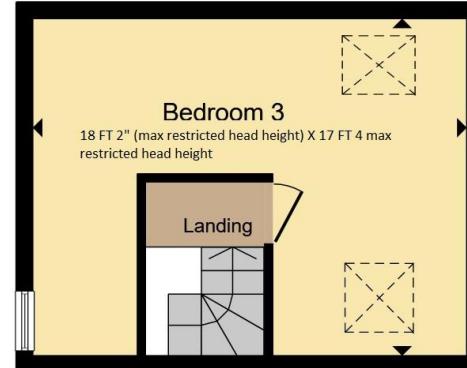








**Ground Floor**



**First Floor**

Total floor area 86.1 m<sup>2</sup> (927 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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7-8 Euston Place  
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EPC Rating: D  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 5.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314705](http://connells.co.uk/Property/SPA314705)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1957. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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