



Connells

Crown Way
Leamington Spa



Property Description

Located in a convenient north Leamington location and being walking distance to local amenities this two double bedroom apartment is being sold with no chain. Benefiting from spacious accommodation throughout beginning with welcoming entrance hall, modern kitchen and open plan lounge dining room. To the first floor there are two double bedrooms and the family bathroom while externally the property benefits from communal gardens.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, a door to the lounge diner and access to the kitchen.

Lounge/Diner

13' 7" max x 14' 6" max (4.14m max x 4.42m max)

Spacious light and airy lounge/diner benefiting from under stairs storage, a feature fire place, a radiator and a window to rear elevation.

Kitchen

9' 10" x 6' 6" (3.00m x 1.98m)

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. Providing space for appliances and comprising a double glazed window to front elevation.



First Floor

Landing

With doors to both bedroom and the family bathroom.

Bedroom One

11' 1" x 14' 11" (3.38m x 4.55m)

Generously sized double bedroom comprising a fitted wardrobe, a cupboard over the stair bulk head, a radiator and a double glazed window to front elevation.

Bedroom Two

9' 2" max x 14' 11" (2.79m max x 4.55m)

Generously sized double bedroom comprising a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, partly tiled walls and a radiator.

Communal Garden

Generous communal gardens being mainly laid to lawn.

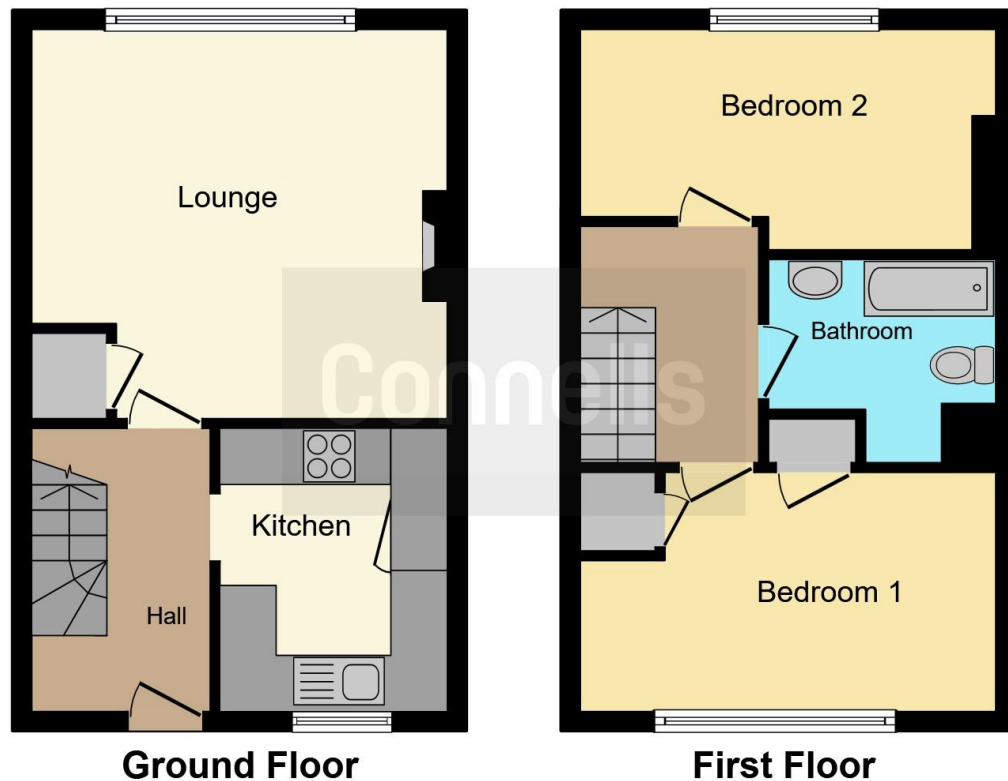
Lease Information

The property is leasehold with a lease length of 125 years from 9th February 2015. The property is subject to management costs to include an annual service charge of £1,009. Further information available upon request.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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

To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1009.47

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313896

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Feb 2015. 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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