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35, John Cullis Gardens, Leamington Spa



A well presented and spacious, three bedrooomed mews style property, with private entrance and tandem parking space.

Briefly Comprising;

Private entrance hallway, living/dining room, refitted shaker style breakfast kitchen. Ground Floor WC, First floor landing, master bedroom with en-suite shower room, double bedroom two, further bedroom/study. Modern refitted main bathroom. Tandem parking space. Communal lawned grounds and gardens. Double glazing. Gas radiator heating. NO CHAIN.

John Cullis Gardens

Forms an attractive part of this development, situated towards the rear and forming a mews style property. Whilst technically a leasehold duplex apartment, the property very much feels like it's a house. Boasting a private entrance and being over two levels. The property has recently been redecorated, benefits from newly fitted kitchen units kitchen and contemporary first floor bathrooms bathrooms. Viewing is highly recommended.

The Property

Is approached via a communal paved, gated pathway which leads to private entrance door with coach light to side.

Entrance Hallway

With staircase rising to first floor landing, radiator, door to ground floor WC and door to living/dining room.

Ground Floor WC

Fitted with a white low level WC, wash hand basin, downlighter points to ceiling, extractor.





Living/Dining Room

13' x 14'7" (3.96m x 4.45m)

With timber framed double glazed window to front elevation, further double glazed window to rear, double radiator, chrome switchgear, door to...

Breakfast Kitchen

10' x 13' (3.05m x 3.96m)

Attractively newly refitted shaker style wall and base units, with solid working surface and matching upstands over, underslung sink with mono-mixer, inset four point Bosch electric induction hob, Miele

oven below and stainless filter hood over, concealed dishwasher, space and plumbing for washing machine, cupboard concealing Ideal Logic combi boiler, downlighter points to ceiling, upvc obscure double glazed window to rear elevation, neutral tone flooring, radiator, large useful understairs store cupboard.

First Floor Landing

Hatch to roof space, double doors to useful shelved linen cupboard with three slatted shelves.



Master Bedroom One

10'9" x 14'8" (3.28m x 4.47m)

Double glazed window to front elevation, double radiator, door to...

Refitted En-Suite Shower Room

Fitted with a contemporary white suite to comprise; low level WC with concealed cistern, oval wash hand basin with brass finish fittings set into floating vanity storage unit, double shower cubicle with wall mounted Mira Sport electric shower and control, tasteful neutral tone tiled flooring and splashbacks



to all walls, radiator towel rail, downlighter points to ceiling, extractor.

Bedroom Two

12'2" x 8'4" (3.71m x 2.54m)

Two timber framed double glazed windows giving dual aspect, radiator.

Bedroom Three

6'11" x 8'11" (2.11m x 2.72m)

Velux double glazed conservation style roofline window, radiator.

Bathroom

Attractively refitted with a contemporary suite to comprise; wall hung low level WC with concealed cistern, wash hand basin set into floating vanity unit, bath with mixer tap and shower over with fixed rainwater style shower head and additional hand held shower attachment, neutral tone splashback tiling and floor, chrome radiator towel rail, downlighter points to ceiling, extractor.

Outside

The property is approached to the rear of the

development, via communal driveway leading to a private tandem parking space, numbered 35. In turn a little gate leads to a shared pathway to the private entrance door. There is a shared lawned garden area to the front.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).





Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 155 year lease (01/11/2006), with 135 years remaining, service charge is £680 per annum and ground rent is £280 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected

to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band E.

Location

CV32 6JP

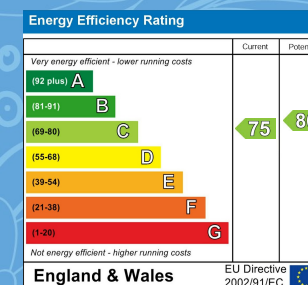


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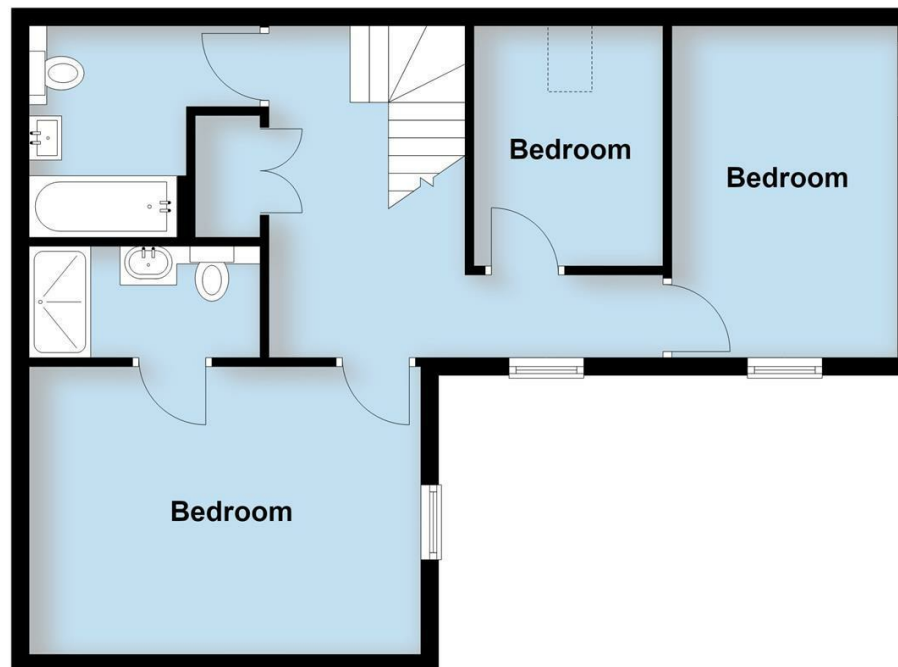
Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 90.2 sq. metres (970.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact