



MORRELL STREET, LEAMINGTON SPA, CV32 5SZ



Property Description

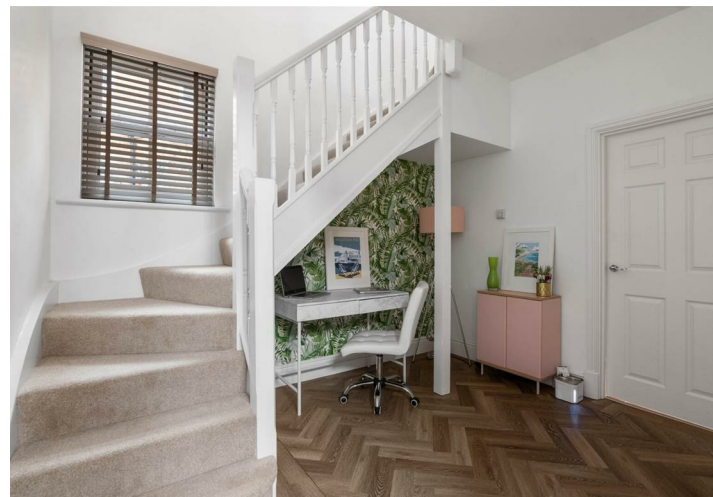
**** AWARD WINNING COACH HOUSE CONVERSION ****

This fabulous property, dating back to 1893, is tucked away on a quiet side street at the top of Leamington Spa Parade. The property was converted in 2003, and in 2004 secured an award for its sympathetic renovation. Its location within the town offers the convenience of the Leamington lifestyle, being walking distance to coffee shops, boutiques and superb restaurants. Being only a 10-minute walk from Leamington Spa railway station makes it ideal for those traveling to major cities such as London or Birmingham for work. One of the key features of this property is the amount of natural light, with most rooms having windows on more than one aspect.

Access to the property is via cast iron gates across what is used as off-street parking or could equally be used as a courtyard style garden. Once inside the property to the left is a generously proportioned living room approaching 16ft x 13ft. Turning right leads through the entrance hall, which has ample space to also be used as a home office area, to the kitchen with tiled flooring, wall and floor mounted units with fitted appliances. Double doors from the kitchen lead through to the orangery which is currently used as a dining room. This room benefits from having a large lantern window in the ceiling and access out on to the parking/garden area. On the ground floor there is also a W/C.

On the first floor the bedrooms are nicely positioned at opposite ends of the building. The principal bedroom is at the front and has dual aspect windows, ensuite with bath with shower over it. Bedroom two also being a generous double has dual aspect windows and an ensuite shower room. From the landing there is access to the loft.

This is a true hidden gem of a home and put simply, must be viewed to appreciate the space and light in this property.





Key Features

- Award Winning Coach House Conversion
- Town Centre Location
- No Onward Chain
- Over 1000sqft of Accommodation
- Two Double Bedrooms both with Ensuite Bathrooms
- Orangery
- Living Room
- Kitchen Breakfast Room
- Gated Off Street Parking
- Front Courtyard

Local Authority – Warwick

Council Tax – Band D

Tenure – Leasehold



2



2



2



D



Additional Information

Lease Information

We are informed by the sellers the property is a Leasehold property with 999 years from 2003 and approx 976 years remaining.

Estate Charges

We are informed by the sellers that there is a monthly estate charge payable of £95.

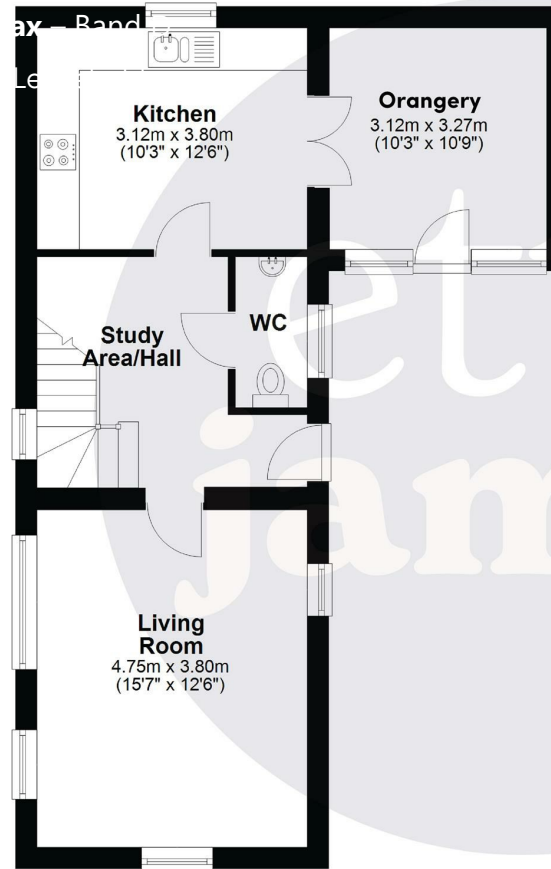
Ground Rent

We are informed by the sellers that there is an annual ground rent charge of £514.



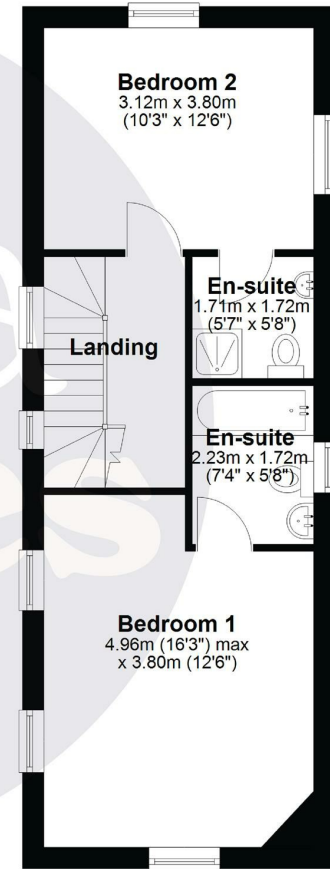
Ground Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



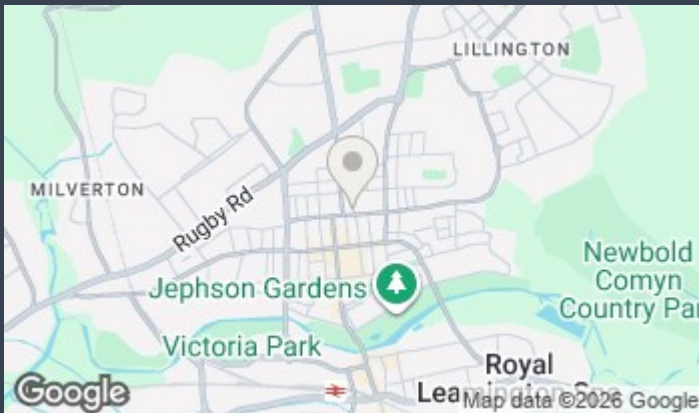
First Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



To book a viewing please call 01926 898080 or email welcome@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

