HANOVER GARDENS, UPPER HOLLY WALK

complete
SALES & LETTINGS

****Available 4th November ****

The property is offered fully furnished, including all appliances mentioned and a freestanding freezer. Bedroom one comes complete with a bed, mattress, chest of drawers, and a desk, providing a comfortable and practical space. Bedroom two is also furnished with a bed frame, mattress and wardrobe. The living room features a sofa and chairs making the home ready to move into.

Communal Entrance

A shared communal entrance hallway provides access to the building, featuring carpeted stairs that lead up to the second floor. Along the way, there is a convenient doorway to a private storage cupboard, ideal for keeping household items out of sight. At the top of the stairs, the front door opens into the property, offering a welcoming entrance to the home.

Hallway

The entrance hallway features stylish timber laminate flooring, creating a warm and welcoming first impression. A radiator ensures the space remains cosy, while a ceiling light point provides ample illumination. From the hallway, white painted doors lead to a useful storage cupboard, both bedrooms, the kitchen, living room, and bathroom, offering easy and organized access to all areas of the home.

Living Room

The spacious living room benefits from a continuation of the attractive timber laminate flooring, creating a seamless flow from the entrance hallway. A radiator provides warmth, while a ceiling light point ensures the room is well-lit. A large double glazed window to the front elevation offers pleasant views over the well-maintained communal gardens, bringing in plenty of natural light. An additional double glazed window to the side elevation further enhances the brightness of the space, making it feel airy and inviting.

Kitchen

The kitchen continues the attractive timber laminate flooring found throughout the property, complemented by a ceiling light point for ample illumination. A double glazed window to the rear elevation allows natural light to brighten the space. The kitchen is fitted with a stylish range of cream-painted wall and base units, topped with a sleek black stone-effect laminate worktop and finished with a classic white tiled splashback.

Modern appliances are seamlessly integrated, including an electric oven with induction hob and a contemporary black extractor fan above. Additional integrated features include a washing machine and an undercounter fridge, keeping the space practical and clutter-free. A white ceramic single sink and drainer is paired with a stainless steel mixer tap, adding a touch of elegance. A discreet cupboard houses the boiler, offering convenient access while maintaining a neat appearance.

Bedroom One

Bedroom One features a continuation of the timber laminate flooring, creating a cohesive and modern look consistent with the rest of the property. A radiator provides warmth and comfort, while a ceiling light point offers ample overhead lighting. A double glazed window to the front elevation overlooks the attractive communal gardens, allowing natural light to fill the room and offering a pleasant outlook. This well-proportioned bedroom provides a comfortable and peaceful retreat.

Bedroom Two

Bedroom Two continues the timber laminate flooring seen throughout the home, offering a clean and modern finish. The room is equipped with a radiator for added comfort and a ceiling light point providing ample illumination. A double glazed window to the rear elevation allows for natural light while offering a quieter aspect, making this space ideal as a second bedroom, guest room, or home office.

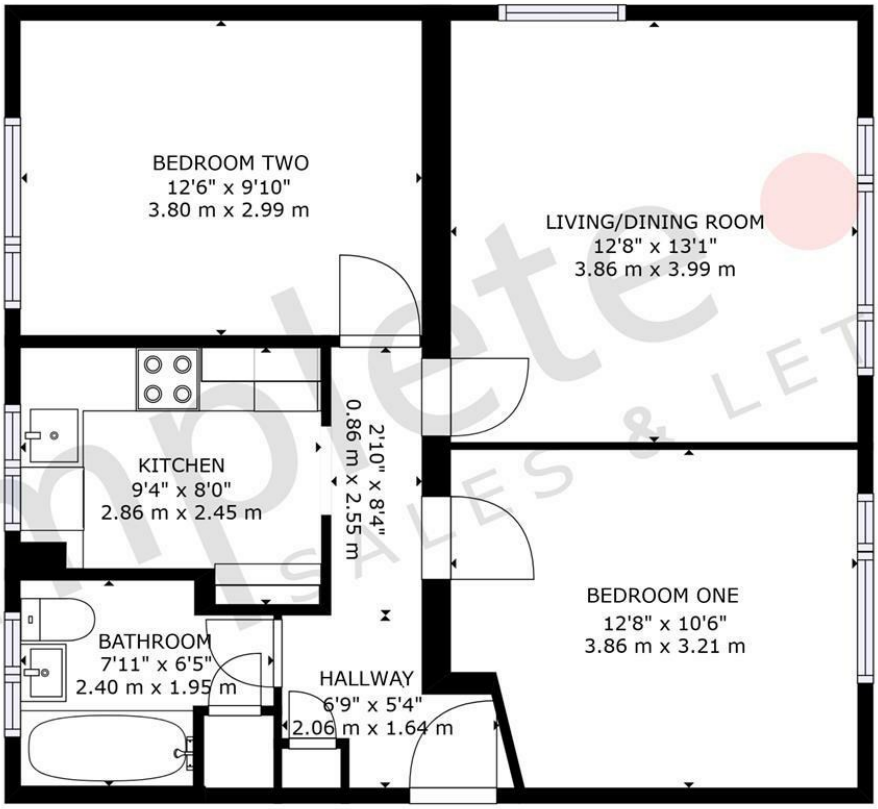
Bathroom
The modern bathroom features matching floor and full-height wall tiles for a modern finish, complemented by chrome downlights and a heated towel rail. An obscured double glazed window to the rear provides natural light with privacy. The suite includes a bath with thermostatic shower and glass screen, a wall-mounted sink, and a matching WC. A white painted door leads to an airing cupboard with radiator and power supply.

Communal Spaces
Attractive and well-maintained communal gardens feature generous lawned areas, mature planting, and a variety of established shrubs and trees, creating a pleasant outdoor setting. Several benches are positioned throughout for residents to relax and enjoy the surroundings. The grounds also include resident parking and a practical rear area designated for hanging clothes out to dry at the rear of the property.

Parking
Off-road parking is available for residents of Hanover Gardens providing convenient and secure parking for residents. Street parking is also available on Eastfield Road

Location
This property is situated in a highly sought-after area, within walking distance of the local train station, making it ideal for commuters. The vibrant town of Leamington Spa is close by, offering a diverse range of high street shopping, charming cafés, a variety of restaurants, lively bars, and plenty of activities suitable for all ages.

Leamington Spa train station is less than one mile away, with direct services to London Marylebone in approximately 70 minutes and Birmingham in just 31 minutes. Warwick and Warwick Parkway stations are both around 2.5 miles from the property, with Warwick Parkway offering trains to London Marylebone in about 69 minutes. For motorists, the M40 motorway junctions 13 and 15 are easily accessible within 4 miles.



FLOORPLAN

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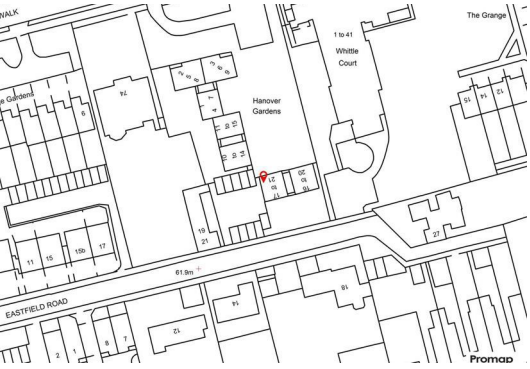
GROSS INTERNAL AREA
FLOOR 1: 623 sq. ft,58 m2
TOTAL: 623 sq. ft,58 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

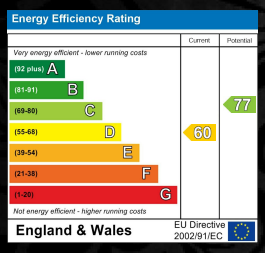
Further afield, Stratford-upon-Avon is just 11 miles away, Coventry is 8.4 miles (with trains to London Euston taking around 61 minutes), Birmingham International Airport is approximately 17 miles distant, and Birmingham city centre can be reached within 18 miles. All distances and travel times are approximate.

- Top Floor Apartment
- Large Bright Living Room
- Stylish Kitchen
- Communal Garden
- Off Road Parking
- Two large Double Bedrooms
- Modern Bathroom
- Storage Spaces
- Well Presented Throughout
- Close to Town Centre



HANOVER GARDENS, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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