



**Connells**

Fallow Hill  
Leamington Spa



### Property Description

Situated in the popular area of Sydenham, this three bedroom duplex apartment is ideally located within easy reach of a range of local amenities, offering spacious and versatile accommodation over two floors.

Positioned on the first and second floors, the property comprises an entrance hallway leading to a generous kitchen, a useful utility cupboard and spacious lounge diner. To the upper floor are three well proportioned bedrooms along with a family bathroom.

Externally there are communal gardens with park and communal car parking for residents of Fallow hill. An ideal choice for families, first time buyers and investors!

### Communal Entrance

Well-maintained communal entrance with stairs rising to the apartment on the first floor.

### Entrance Hallway

There is a built-in storage cupboard, a radiator and doors to the kitchen and lounge dining room. With stairs rising to the second floor. With access to a utility cupboard which provides space for a washing machine and a tumble dryer.

### Lounge/Diner

19' 1" x 17' 6" max into bay ( 5.82m x 5.33m max into bay )

Light and airy lounge consisting of a radiator, a double glazed window to rear elevation and a double glazed bay window to rear elevation.

### Kitchen

10' 2" x 10' 3" ( 3.10m x 3.12m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising a radiator and a double glazed window to front elevation.



## Second Floor

With a built-in storage cupboard and doors to all bedrooms and the family bathroom.

## Bedroom One

10' 4" x 14' 8" max into alcove ( 3.15m x 4.47m max into alcove )

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

## Bedroom Two

10' 10" max x 10' 5" ( 3.30m max x 3.17m )

Double bedroom having a radiator and a double glazed window to front elevation.

## Bedroom Three

10' 8" x 8' 4" ( 3.25m x 2.54m )

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

## Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point and a double glazed window to front elevation.

## Parking

There are four available car parks, where communal parking is available to residents.

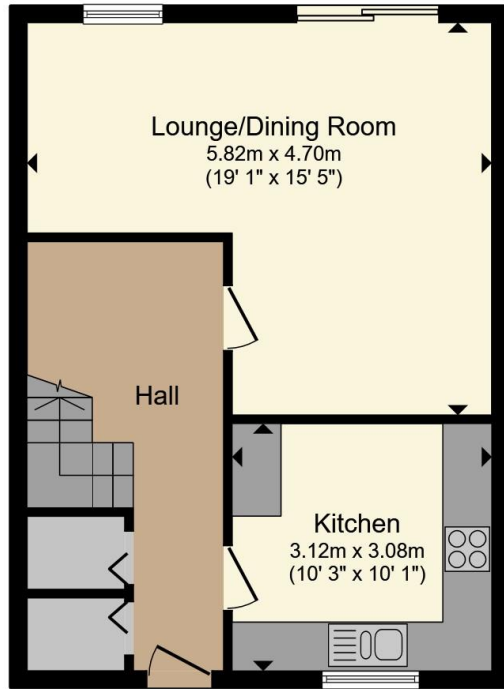
## Communal Gardens

Access via communal entrances. Being mainly laid to lawn and having access to the park area which is ideal for young families.

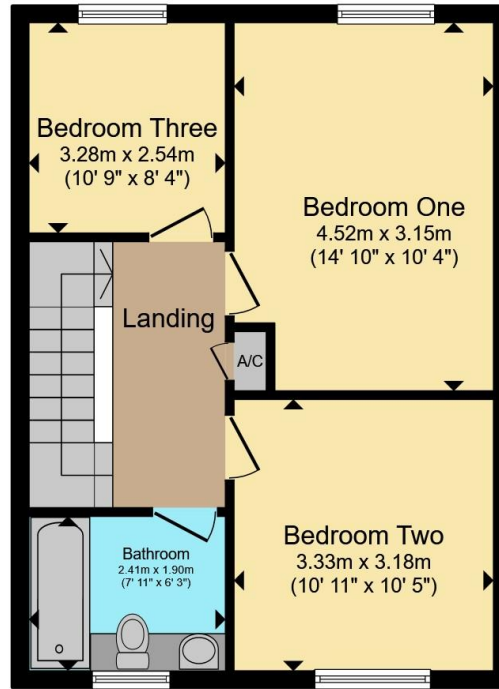
## Lease Information

The property is leasehold with lease length of 125 years from 6th October 1986. The property is subject to management charges which amount to an annual ground rent and service charge combined at £804.





**Ground Floor**



**First Floor**

Total floor area 90.5 m<sup>2</sup> (974 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



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: 804.00 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315216](http://connells.co.uk/Property/SPA315216)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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