MATTHEW JAMES
Property Services









Aston Grange Off Banbury Road, Leamington Spa, CV33 8AH
£289,995

'THE KENLEY DESIGN'... TWO DOUBLE BEDROOMS... TWO PARKING SPACES... CLOSE TO JAGUAR LANDROVER GAYDON... BRAND NEW BUILD... OPEN PLAN KITCHEN DINING ROOM... TEN YEAR WARRANTY... SOUGHT AFTER 'ASTON GRANGE' DEVELOPMENT... CHOOSE YOUR OWN FIXTURES & FITTINGS*... Welcome to this stunning end of terrace house located on 'Aston Grange' development in Upper Lighthorne in Leamington Spa. This beautiful brand new build offers a modern and comfortable living experience, perfect for families or professionals seeking a new stylish home. Being an ECO home, energy efficiency is a key feature of this property, equipped with solar panels, water waste and heat flue recovery systems and argon-filled double glazing, which not only helps to reduce energy bills but also contributes to a more sustainable lifestyle. Additionally, the property includes an electric vehicle charging point, catering to the needs of modern living.

The property boasts two good sized double bedrooms and has a spacious kitchen dining room, ideal for entertaining guests or enjoying family meals together. With a family bathroom on the first floor and a ground floor cloakroom, it adds an extra layer of convenience for both residents and visitors alike. Outside, you will find two dedicated parking spaces, a valuable asset in this sought-after development. The location is superb, with easy access to local amenities and main bus routes, making commuting and daily errands a breeze.

With a 10-year NHBC warranty, you can have peace of mind knowing that this home is built to the highest standards. This property is a fantastic opportunity for those looking to settle in a vibrant community with a variety of property types available. Don't miss your chance to make this beautiful house your new home.

Call us now to book your no obligation viewing and to register your interest.

Front Garden

Lobby

Lounge
12'11 x 12'0 (3.94m x 3.66m)






Ground Floor WC
6'1 x 3'4 (1.85m x 1.02m)

Kitchen / Dining Room
12'11 x 11'4 (3.94m x 3.45m)




First Floor Landing

Bedroom One
12'11 x 9'5 (3.94m x 2.87m)



Bathroom
6'5 x 6'1 (1.96m x 1.85m)



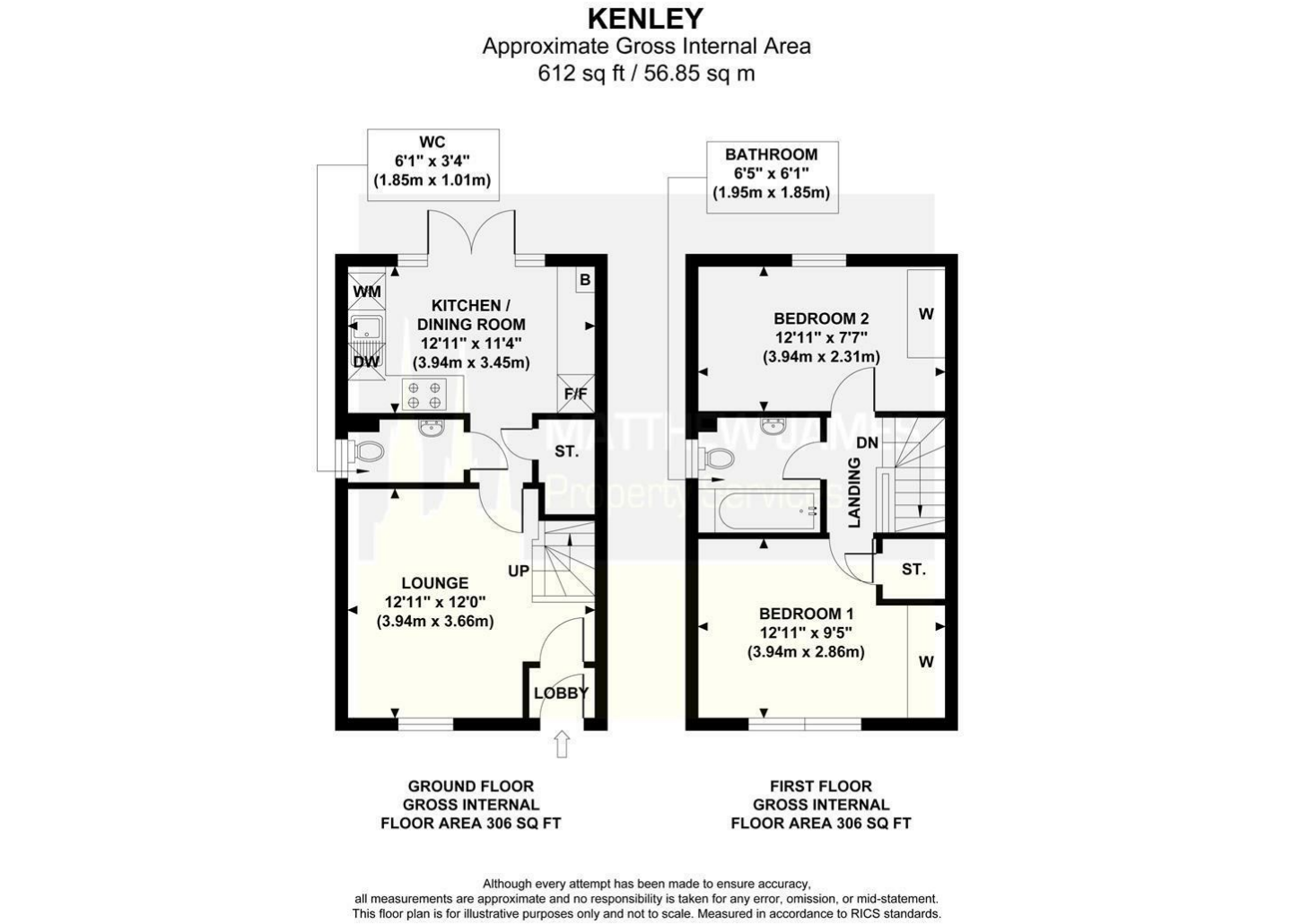
Bedroom Two
12'11 x 7'7 (3.94m x 2.31m)



Rear Garden

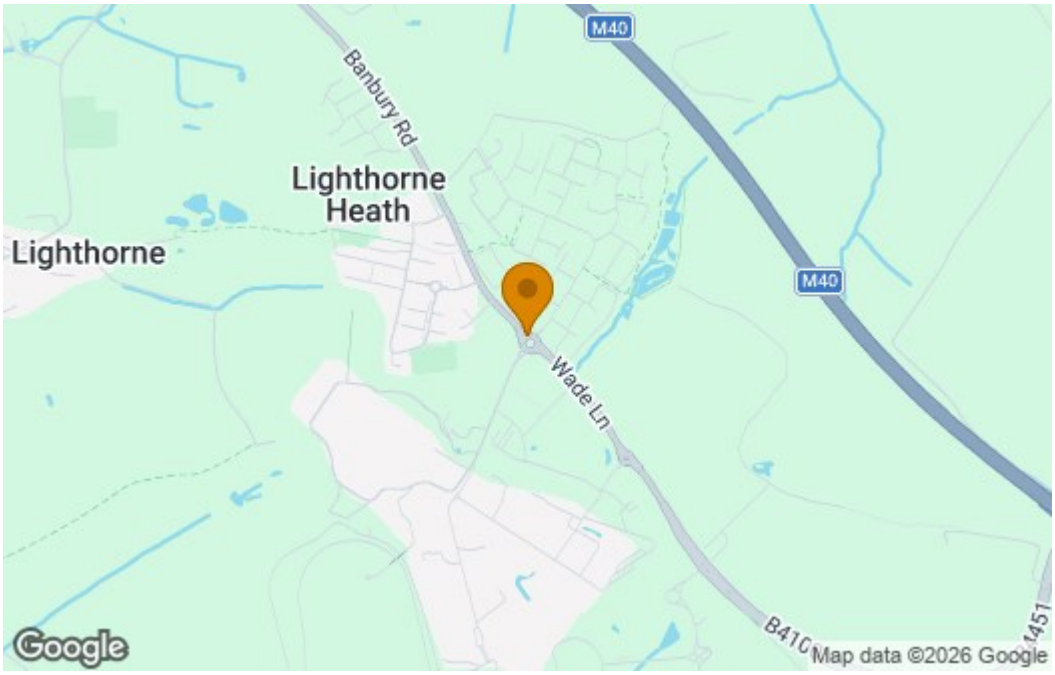
Parking

Floor Plan

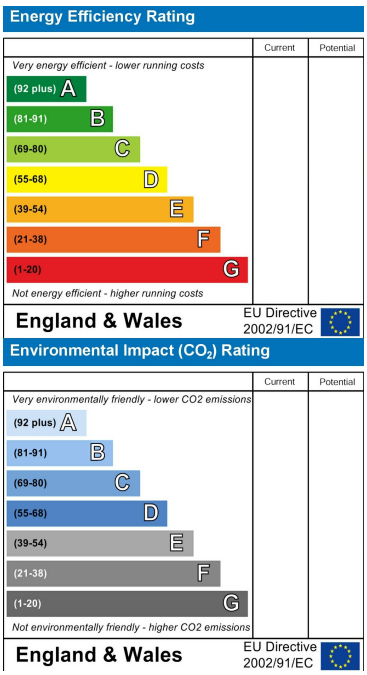


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter