



The Cotswolds, 11 Lillington Avenue
Leamington Spa, CV32 5UL



































Apartment 4, 11 The Cotswolds

A well-presented two-bedroom, two-bathroom period apartment situated within the sought-after 'The Cotswolds' development on Lillington Avenue, ideally located within easy reach of the town centre and local amenities.

Located on the first floor and offering bright and well-proportioned accommodation with beautiful period features such as timber sash windows, original coving and tall ceilings, make it an ideal purchase for first-time buyers, professionals or buy-to-let investors.

Accommodation briefly comprises an entrance hallway, spacious open plan living / dining room with large bay windows and fitted kitchen. Two bedrooms, one with en-suite and a family bathroom. The property also benefits from allocated parking and communal grounds.

The large open plan kitchen / dining / living room offers plenty of space to entertain and benefits from being south facing, allowing sun to pour through the three large sash windows.

The kitchen comes complete with built-in appliances including dishwasher, gas hob, oven, washing machine and instant hot water tap.

There are two double-bedrooms. The master bedroom enjoys its own recently re-fitted en-suite shower room, while the second bedroom is served by a recently re-fitted family bathroom.

This attractive home is an excellent opportunity for buyers seeking a period property with all the benefits of modern living in a fantastic location.

Leasehold: 125 years from 1st January 2005, 103 years remaining. £2497 service charge per annum.

Peppercorn ground rent.

Location

Lillington Avenue is a highly desirable residential area, conveniently positioned to the north of Leamington Spa, with tree lined avenues and green spaces along with excellent access to the M40 and A46.

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Services

Mains water, gas, electricity, drainage and telephone.

Local Authority

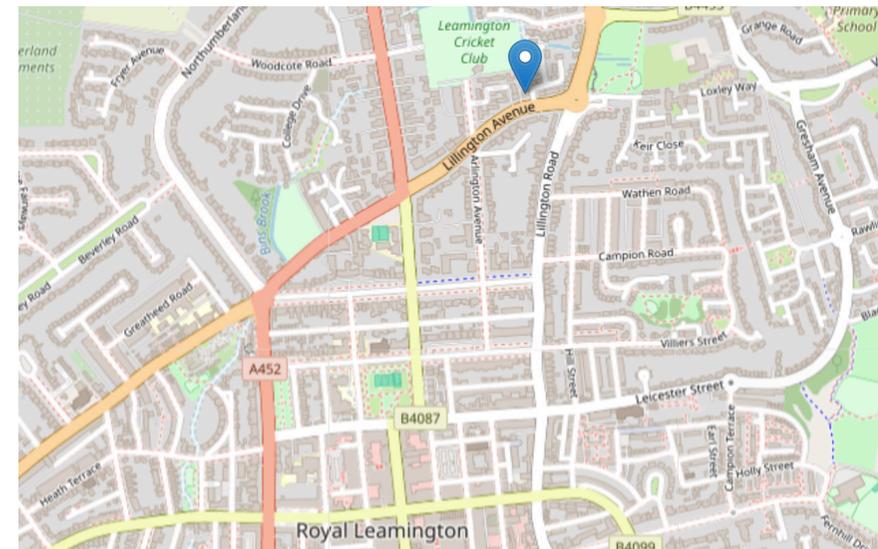
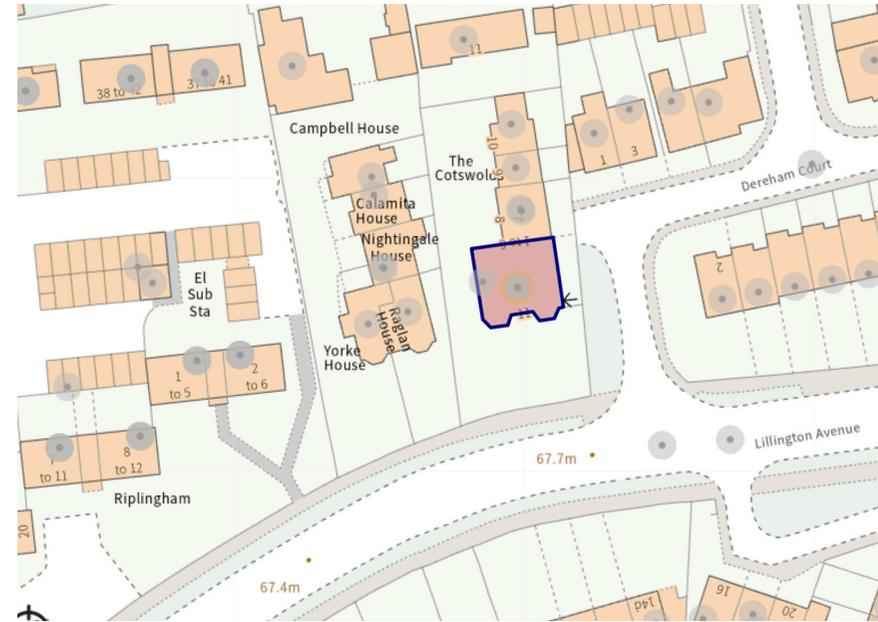
Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

www.spaestates.com







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	54 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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01926 754080
info@spaestates.com
spaestates.com
7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL