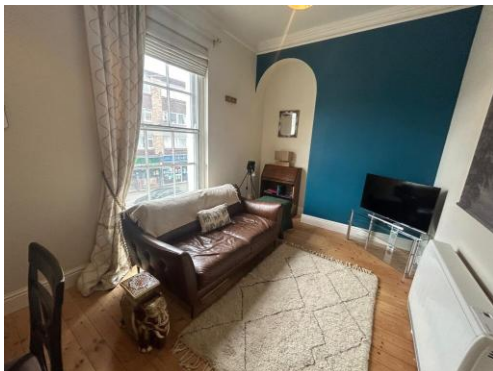




**Connells**

Grove Place  
Leamington Spa



### Property Description

Ideally located within walking distance of Leamington Spa train station and town centre, this well-presented first-floor apartment represents an excellent opportunity for first-time buyers and investors.

The property is accessed via a communal entrance hallway, with a private door leading into the apartment's own entrance hall. The property benefits from a private car park to the rear and a communal garden.

The spacious lounge/diner features a large sash window to the front aspect, allowing for plenty of natural light and creating a bright and comfortable living space with attractive period features. The property boasts high ceilings creating a feeling of space and elegance. The kitchen flows seamlessly from the hallway, creating an open and connected layout that enhances space and natural movement throughout the flat. The fitted kitchen includes modern appliances and ample storage.

The hallway has two useful cupboards offering extra storage.

The apartment further benefits from a good-sized double bedroom and a well-maintained shower room featuring a large walk-in monsoon shower and heated towel rack. The shower room is finished to a high standard featuring a contemporary design and high quality finish.

window to front elevation.

### Kitchen

11' 9" max x 5' min ( 3.58m max x 1.52m min )

Fitted kitchen with complementary work surfaces over base units and tiling to the splash back areas, incorporating a sink. Integrated appliances include an electric oven, electric hob with cooker hood over and a washing machine, whilst providing space for a fridge/freezer. Comprising solid wood flooring and a sash window to rear elevation.

### Communal Entrance

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

### Entrance Hallway

Spacious and welcoming entrance hallway having a telephone entry system, solid wood flooring and two storage cupboard one of which houses the hot water tank.

### Lounge

16' 10" max x 9' 5" max ( 5.13m max x 2.87m max )

Light and airy lounge consisting of solid wood flooring, a storage heater and a large sash

## Bedroom

8' 2" x 7' 8" ( 2.49m x 2.34m )

Double bedroom having solid wood flooring and a sash window to quiet rear private car park.

## Shower Room

Three piece suite including a fitted hand wash basin with vanity unit, shower cubicle and a W/C. The shower room has a high quality finish and includes, partly tiled walls, tiled flooring, a heated towel rail, ceiling spotlights and an extractor fan.

## Parking

Private off road communal parking.

## Lease Information

The property is leasehold with a lease length of 125 years from 13th August 2019. The property is subject to management costs which include; an annual ground rent of £100 and an annual service charge of £1,132.46.

## Seller's Comments

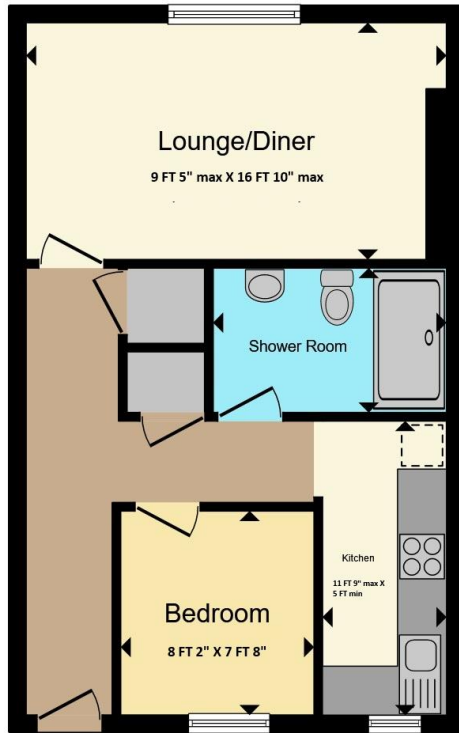
We've really loved living at Flat 2, Grove Place. One of the first things that stood out to us was the high ceilings, which create a real sense of space and light throughout the flat. The layout flows beautifully, with well-designed corridors and a seamless connection between the hallway and kitchen, making it feel open and easy to live in day to day.

Being so close to the town centre and the M40 has been incredibly convenient, especially with the added benefit of off-road parking. Despite this, the area feels very quiet and peaceful, with a lovely sense of community. We've also really enjoyed having access to nature right on our doorstep, with the canal towpath linking you to Newbold Comyn and the many green spaces across Leamington Spa.

Everything you need is within walking distance - from great coffee shops to bars and restaurants - which has been a big part of the lifestyle here. We also recently upgraded the apartment with a brand new, spacious monsoon shower, now one of our favourite features. In addition, two large storage cupboards add valuable practicality to

everyday living. Overall, it's been a fantastic place to live, offering the perfect balance of convenience, comfort, and a real sense of calm.





Total floor area 43.6 m<sup>2</sup> (470 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](http://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: D Council Tax Band: A

Service Charge: 1132.46

Ground Rent: 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315241](http://connells.co.uk/Property/SPA315241)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SPA315241 - 0003