



**Connells**

Lillington Road  
Leamington Spa



### Property Description

A spacious two double bedroom ground floor apartment, ideally situated within easy walking distance of Leamington Spa town centre. Offering a long lease and a share of the freehold, this property would make an excellent first time purchase or investment opportunity.

The accommodation comprises a welcoming entrance hall, a lounge with fitted storage and a separate fitted kitchen. There are two generous double bedrooms at the back of the property, one of which benefits from fitted storage, along with a family bathroom.

Externally the property enjoys the advantage of residents parking and a single garage en bloc. Offered for sale with no onward chain, this is a superb opportunity not to be missed.

### Entrance Hallway

Generous and welcoming entrance hallway with a telephone entry system, a double glazed window to rear elevation and doors to all rooms.

### Lounge

Spacious lounge benefitting from a fitted cupboard, a radiator and double glazed window to side elevation.

### Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine and a dishwasher, whilst providing space for a fridge/freezer. Housing the gas central heating boiler and comprising a radiator and a double glazed window to side elevation.

### **Bedroom One**

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

### **Bedroom Two**

Double bedroom benefitting from two fitted cupboards, a radiator and a window to rear elevation.

### **Bathroom**

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring, a radiator and a window to side elevation.

### **Parking**

Resident parking available.

### **Garage En-Bloc**

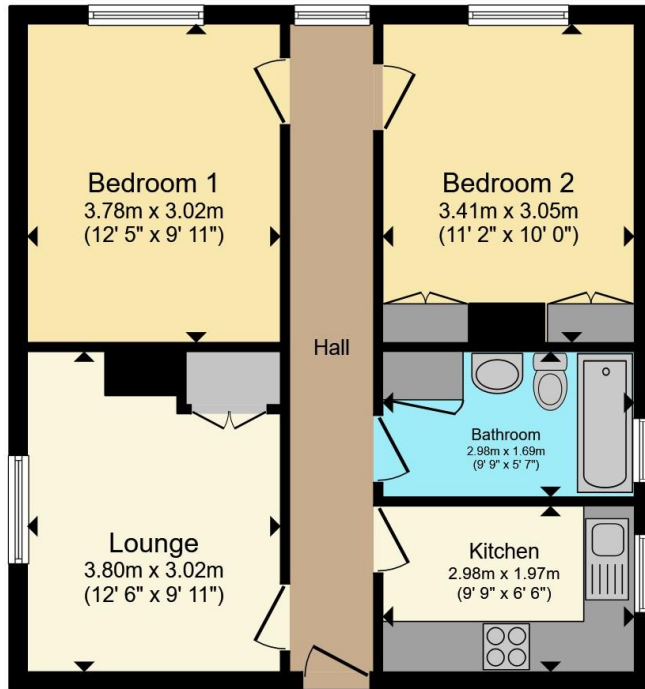
Located to the rear of the property. Connells advise an internal inspection of the garage has yet to be carried out.

### **Lease Information**

The property is leasehold being sold with a share of the freehold. The lease length is 999 from 22nd January 2021.

Our Seller has advised the property is subject to monthly charges to include a monthly service charge of £120.





**Floor Plan**

Total floor area 55.2 m<sup>2</sup> (594 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: D Council Tax  
Band: B

Service Charge:  
1440.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315058](https://www.connells.co.uk/Property/SPA315058)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Jan 2021. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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