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7 The Cotswolds, 11 Lillington Avenue, Leamington Spa







An attractive converted, two double bedroomed, lower ground floor converted apartment set in this convenient location with private entrance, courtyard garden and en-suite to master bedroom.

Briefly comprising;

Private entrance hallway with cupboard and large walk-in store, semi open plan living room, with large bay window leading round to dining kitchen with integrated appliances. Master bedroom with en-suite shower room, further double bedroom. White fitted main bathroom. Walled courtyard garden area. Double glazing, Gas radiator heating. Allocated parking space.

The Cotswolds

Comprises of a small select development of apartments and mews houses. Conveniently sited just North East of the town centre in a well regarded leafy part of North Leamington.

The benefit of this property is the fact there is a private entrance and therefore does not share any communal hallways and has its own sunken walled courtyard terrace for sitting out, eating and entertaining.

This particular flat benefits from having been recently redecorated and carpeted, presents very well.

Ready to occupy with NO UPWARD CHAIN.

The Property

Is approached via a gravelled driveway down the side of the building, leading round to a pathway with steps down to the lower ground floor courtyard, with part obscure double glazed entrance door to entrance hallway.







Private Entrance Hallway

With moulded four panel doors to all accommodation, radiator, wood finish flooring, door to cupboard with slatted shelf, two light points to ceiling.

Walk-in Store Cupboard

7'9" into d'way x 4'9" (2.36m into d'way x 1.45m)
With wall mounted Worcester combination boiler, space for storage as required.

Open Plan L-Shaped Living Dining Kitchen

Being semi open plan and yet successfully zoned.

Living Area

15'1" x 14'1" into bay (4.60m x 4.29m into bay)
With three timber framed double glazed sash windows to bay to lightwell to the front. Two radiators, twin light points to ceiling, two points for wall lights, wood finish flooring extending into...

Dining Kitchen Area

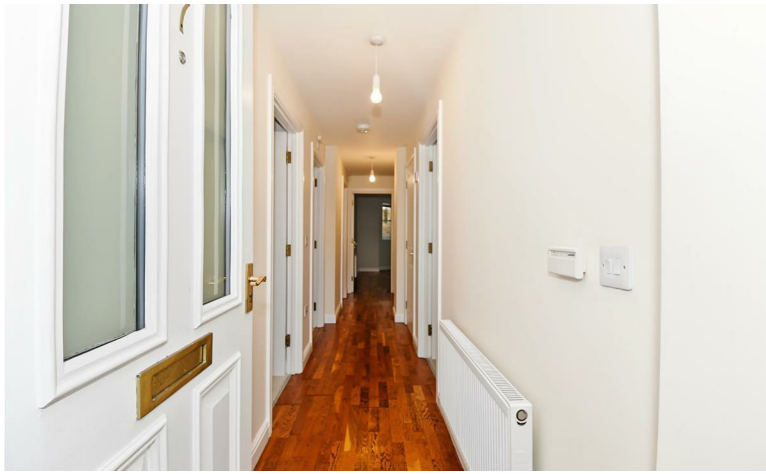
11'6" x 8'9" (3.51m x 2.67m)
Attractively fitted with a range of cream shaker style wall and base units, with complementary contrasting working surface over, with splashback tiling and underpelmet lighting, inset stainless steel sink drainer unit with mixer tap, inset five point Smeg stainless gas hob with wide stainless filter hood over and oven below, concealed Smeg fridge freezer, concealed Indesit washer dryer and concealed Beko dishwasher, radiator, timber framed double glazed window to side elevation, two ceiling mounted lighting tracks for spot lights.

Bedroom One

11'5" x 9'3" (3.48m x 2.82m)
With timber framed double glazed sash windows to rear elevation, radiator, useful recess for potential wardrobe space, door to...







En-Suite Shower Room
Fitted with a double shower cubicle with thermostatic control and shower head, low level WC and semi-pedestal wall hung wash hand basin with mono-mixer, splashback tiling extending to full height in shower area, Karndean flooring, heated towel rail.

Bedroom Two
7'1" x 13'8" (2.16m x 4.17m)
With timber framed double glazed sash window to side elevation, double radiator.

Bathroom
Attractively fitted with a white suite to comprise; low level WC with concealed cistern, oval wash hand basin set into useful vanity unit with storage below and second cupboard adjacent, bath with mixer tap, splashback tiling to half height, Karndean flooring, radiator, shaver socket, point for wall light over basin.

Walled Courtyard Garden Area
The property is approached via a sunken walled courtyard garden, laid to brick block paving, providing a seating area with outside light, surrounded in the main by metal railings.

Outside (Rear)
To the rear of the property there is a parking space being the first bay on the left, as you pass to the side of the main building.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).







Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold with a 'share of the freehold' although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/01/2005) with 102 years remaining, service charge is £1778 pa, and ground rent is £). Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Note

Sewage and drainage by way of pumped system, covered under the Management Company and is serviced annually.

Council Tax

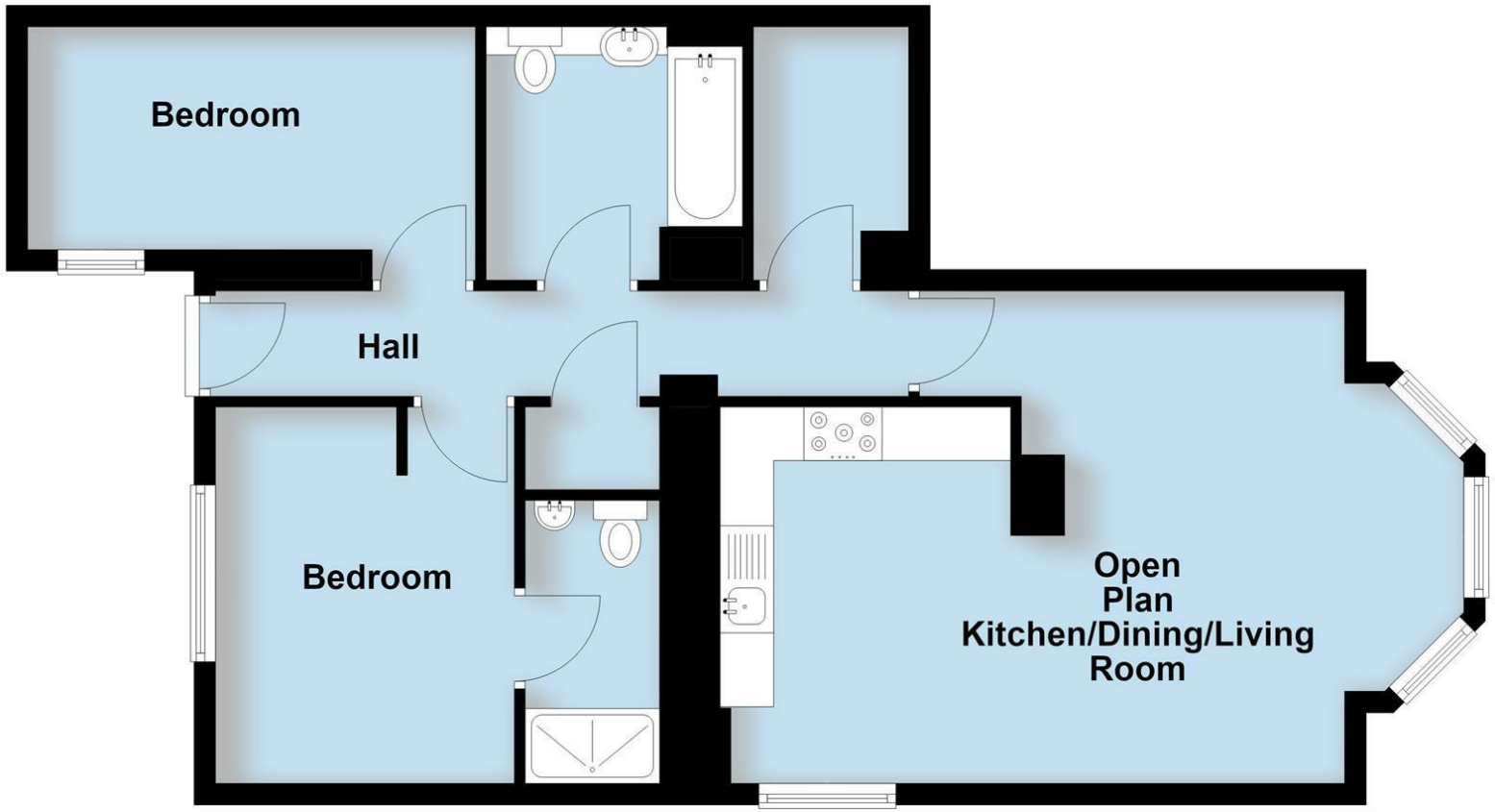
Council Tax Band C.

Location

CV32 5UL

Ground Floor

Approx. 70.8 sq. metres (761.5 sq. feet)



Total area: approx. 70.8 sq. metres (761.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

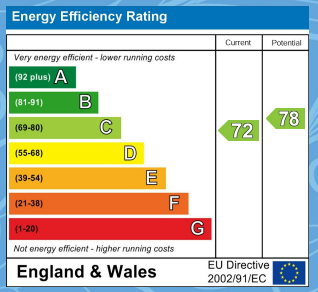
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