



FAIRLAWN CLOSE, MILVERTON

complete ●●●  
SALES & LETTINGS





A spacious & stylish 1960's first-floor, duplex apartment in a quiet cul-de-sac, in the North/West Leamington location of Milverton. In brief, the property offers a carpeted communal entrance, a hallway with a cupboard, a living-dining room, a contemporary kitchen with a new induction hob, two very spacious double bedrooms, a shower room and a lawned private garden. Other benefits include a full rewire a few years ago, double glazing and new Eco electric heaters throughout. Also offered with an approx 110-year lease.



It's in the details...

#### Communal Entrance

Accessed via the front of the building, the communal entrance, which is only shared by two apartments, has been recently re-decorated with new carpeting and has immediate steps rising to the first floor and front door of the apartment.



#### Hallway

Entrance hall with under-stairs storage cupboard and stairs rising to the second floor with a panelled door into the living room and a bi-fold door into the kitchen.

#### Lounge

A separate reception room with grey carpet, uPVC double glazed windows to front elevation and neutrally decorated with white coving. Wall-mounted electric ECO heater.

#### Kitchen

A stylish and contemporary kitchen offers a range of low and high-level white units with chrome handles, wood-effect wood tops, grey tiled splashback, downlighting and tiled flooring. Integrated appliances including electric oven, an induction hob, cooker hood and stainless steel sink and drainer with mixer tap. There is then plumbing and space for an under-counter fridge, freezer and washing machine. UPVC double glazed window to the rear elevation. Wall-mounted electric ECO heater.



#### Half-Landing

Wall-mounted electric ECO-heater, uPVC window to the rear elevation allowing natural light to flow through, and stairs to the first floor.

#### Landing

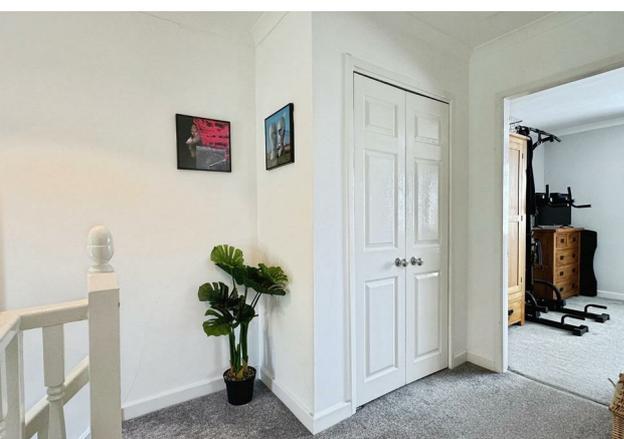
With a loft space, a large storage cupboard and doors flowing off into;

#### Bedroom One

Large master bedroom with grey carpet, coving, wall-mounted ECO-electric radiator and uPVC double glazed windows to the front elevation.

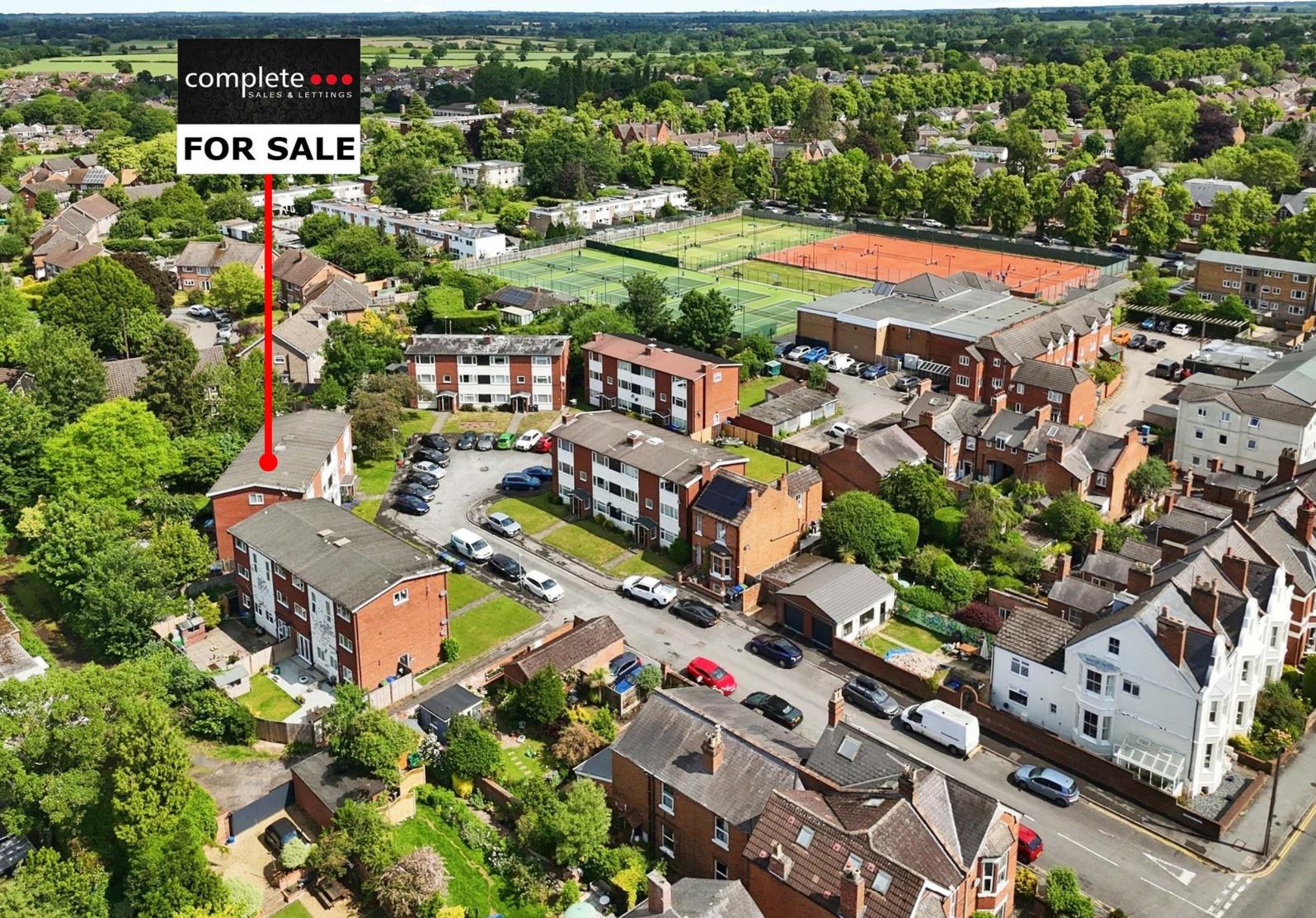
#### Bedroom Two

Further, the double bedroom has grey carpet, coving, an electric ECO-radiator, and a uPVC double-glazed window to the rear elevation.



#### Shower Room

Fully tiled with frosted double glazed window to the side elevation and three-piece suite including: double shower cubicle with electric shower, washbasin and toilet.



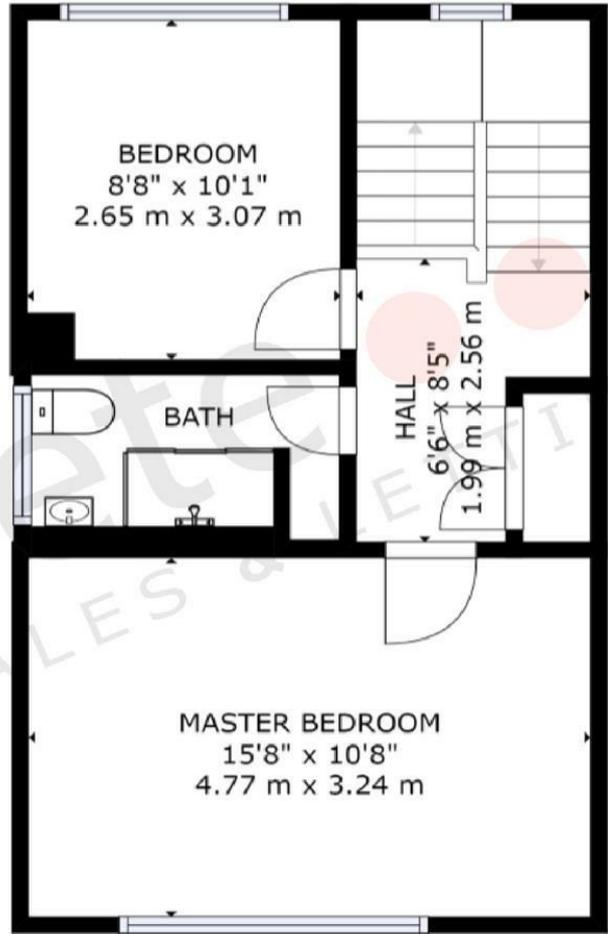
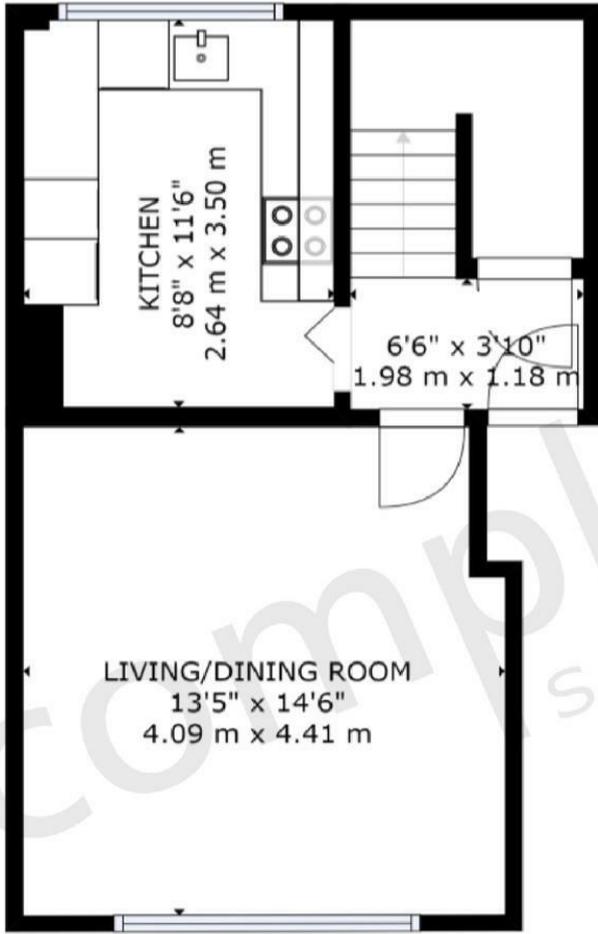
#### Rear Garden

To the left-hand side of the building is a secure, fenced, lawned garden with both front and rear access.

#### Location

Situated northwest of the Royal Spa town centre, just off Rugby Road. The immediate area includes some of the town's special period buildings in nearby Beauchamp Hill, Clarendon Crescent, and Milverton Crescent. Located a 15-minute walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens and a range of excellent private and state schools, it is a very popular place to live and has been voted the happiest place to live in Great Britain in Rightmove's 2017 Happy at Home Index. The Sunday Times also recently listed Leamington as one of the best places to live in the UK.





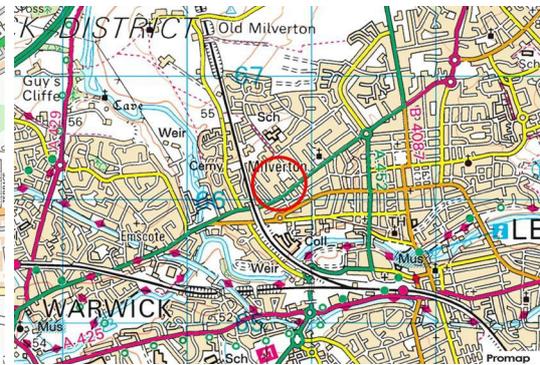
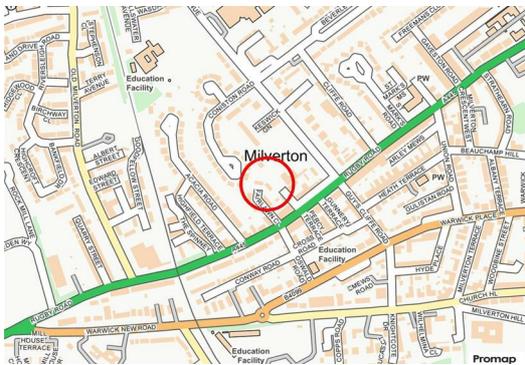
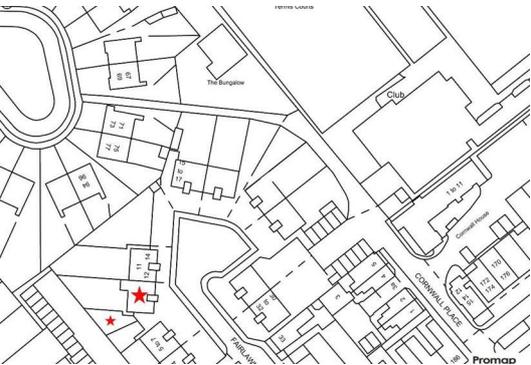
GROSS INTERNAL AREA  
 FLOOR 1: 376 sq ft, 35 m<sup>2</sup>, FLOOR 2: 416 sq ft, 39 m<sup>2</sup>  
 TOTAL: 792 sq ft, 74 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**complete** ●●●  
 SALES & LETTINGS



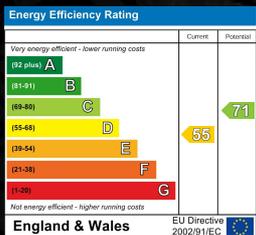


- First Floor Duplex Apartment
- Separate Fitted Kitchen
- Electric ECO-Radiators
- Popular Milverton
- Ideal FTB Or Investment
- Two Double Bedrooms
- Lounge Diner
- Upstairs Bathroom
- Private Garden
- Contemporary & Stylish



## FAIRLAWN CLOSE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ●●●  
 SALES & LETTINGS