



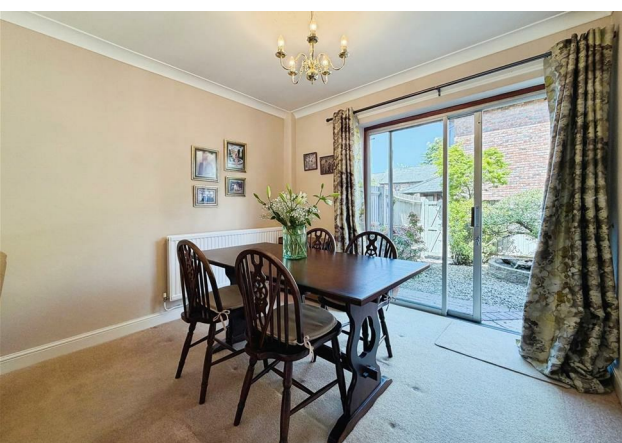
BELL COURT, THE MALTINGS

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FOR SALE



A Stylish Modern Mews in Prestigious North Leamington – No Chain

Set within the award-winning private development The Maltings, this modern mews home was built by the premier builders AC Lloyd in the 1980's. This home offers a rare opportunity to live in one of North Leamington's most desirable residential enclaves. Tucked just off Lillington Avenue, the development is renowned for its beautifully maintained communal grounds, peaceful atmosphere, and convenient access to the town's vibrant amenities. This well-presented property features an open-plan lounge/diner, contemporary kitchen, three bedrooms and a family bathroom. Outside is a charming courtyard garden, an integral garage (with an electric door) and off-road parking. Additional benefits include a combi boiler and a boarded loft. Offered with no onward chain.

Property Highlights

Entrance

A glazed timber door opens directly into the spacious open-plan lounge/diner, creating an immediate sense of light and flow.

Lounge / Diner

A generous dual-aspect living space, featuring timber double-glazed windows to the front and sliding patio doors to the rear courtyard garden. There are two radiators, wall lighting, a central electric fireplace and a timber staircase rising to the first floor. This room is ideal for both relaxing and entertaining. A bi-folding door leads through to the kitchen.

Kitchen

A sleek white-gloss kitchen with chrome handles and granite worktops. Features include:

- Five-ring gas hob with extractor
- Integrated double oven
- Integrated fridge and freezer
- Space and plumbing for washing machine and a dryer
- One-and-a-half bowl stainless steel sink with mixer tap
- Black bevelled-edge tiled splash-backs

A timber double-glazed window provides a pleasant view over the rear courtyard garden.

Landing

A carpeted landing with a large storage cupboard which has useful shelving, a radiator and the gas combination boiler. Loft access to the boarded loft and doors to all bedrooms and the bathroom.

Bedroom One

A spacious double bedroom, with extensive fitted furniture including wardrobes, drawers, bedside cabinets and overhead storage. Timber double-glazed window to the front and there is a radiator.

Bedroom Two

Another well-proportioned double bedroom, with fitted wardrobes, drawers and desk space. Timber double-glazed window to the front and a radiator.

Bedroom Three

A comfortable double bedroom with a radiator and a timber double-glazed window overlooking the garden.

Bathroom

Beautifully finished with stylish tiling and white-gloss vanity units with chrome handles. Features include:

- Large walk-in shower with rainfall head and a handheld attachment
- LED mirror lighting
- Chrome heated towel rail
- Luxury vinyl tiled flooring



- Feature arched timber double-glazed window
- Recessed down-lights

Rear Garden

A low-maintenance, hard-landscaped garden with patio area, block-paved pathways and a circular stone-built planting bed. Mature small trees add character. Enclosed by timber fencing with gated rear access.

Front Garden

A lawned frontage with mature shrubbery and a pathway leading to the front door.

Driveway & Garage

Block-paved driveway providing off-road parking for one vehicle. The integral garage includes an electric door, lighting, power and a water tap.

Charges

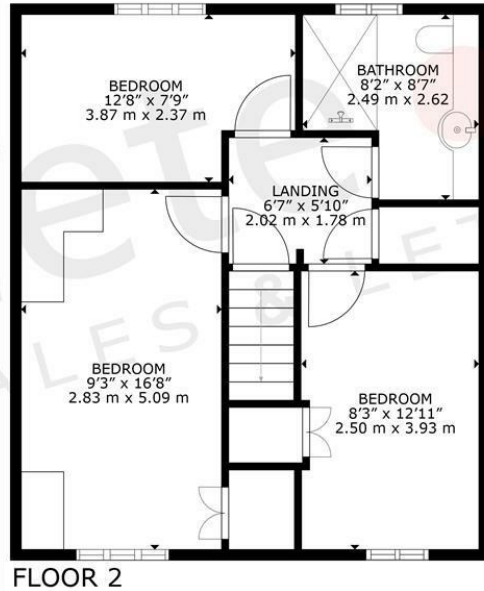
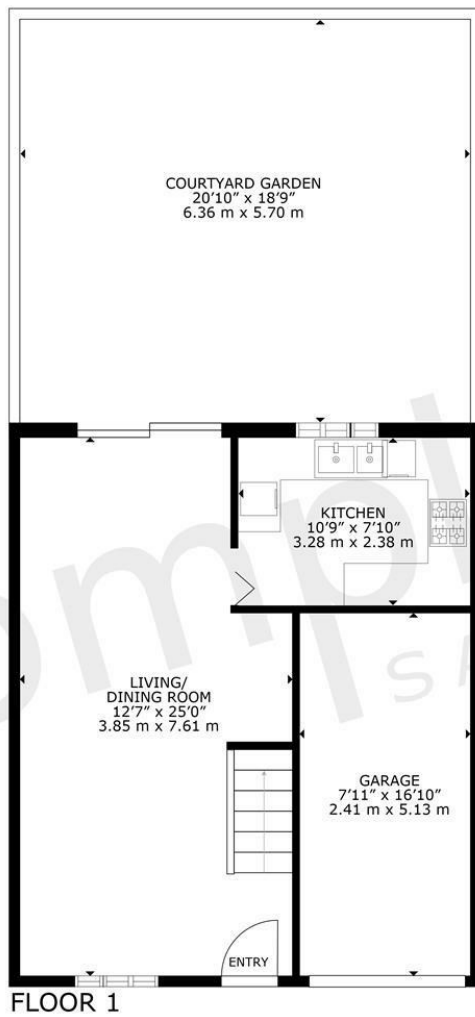
A communal maintenance charge of approximately £300 per annum covers the upkeep of the beautifully landscaped grounds.

Location

The Maltings is an award-winning AC Lloyd development, formerly part of the historic Leamington Brewery site dating back to 1841. Today, it offers a blend of converted heritage buildings, modern homes and high-end apartments set within immaculate communal gardens. The property sits within catchment for the highly regarded Milverton Primary School and North Leamington School.



GROSS INTERNAL AREA
FLOOR 1: 388 sq. ft, 36 m², FLOOR 2: 525 sq. ft, 48 m²
TOTAL: 913 sq. ft, 84 m²
EXCLUDED AREAS: COURTYARD: 390 sq. ft, 36 m²,
GARAGE: 133 sq. ft, 12 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL
MAY VARY.



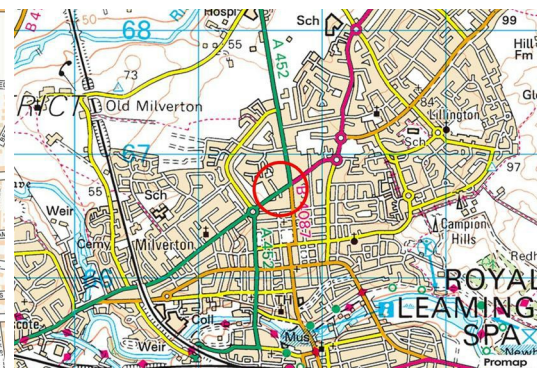
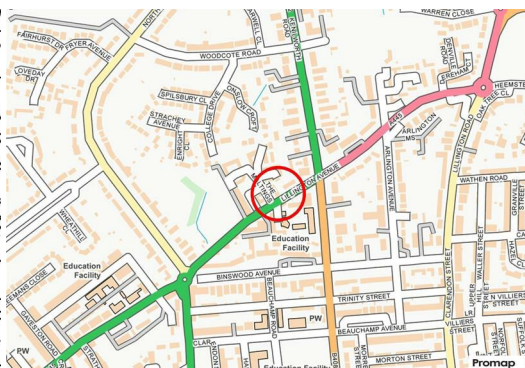
The Leamington Property Expert



Leamington Spa's bustling town centre—with its boutique shops, cafés, restaurants, bars, parks and stunning Regency architecture—is within easy reach. Excellent transport links include the A46 (approx. 4.5 km) and the M40. The Leamington Spa railway station (2 km) provides direct services to London Marylebone, Birmingham and other major destinations.



- AC Lloyd 1980's Built
- Mid-Terrace Cul-De-Sac
- Lounge/Diner
- Landscaped Low Maintenance Garden
- Well Kept Communal Surroundings
- Popular North Leamington
- Three Bedrooms
- Kitchen with Integrated Appliances
- Garage & Parking
- No Chain & Visitor Parking



BELL COURT, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-54) F	
(1-20) G	79
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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