



Connells

John Cullis Gardens
Leamington Spa



Property Description

A beautifully presented two double bedroom ground floor apartment situated in the highly sought-after North Leamington area, offering immaculate accommodation throughout together with its own private garden.

The well-appointed accommodation comprises a welcoming entrance hallway, a spacious bay-fronted lounge/dining room, and a separate fitted kitchen. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish modern en-suite shower room, in addition to a contemporary family bathroom.

The property has been exceptionally well maintained by the current owner and further benefits from new flooring and carpets fitted approximately 18 months ago, enhancing the modern and move-in-ready feel of the apartment.

Outside, the property enjoys a private landscaped rear garden, providing an ideal space for relaxation as well as communal beautifully maintained grounds. Further benefits include one allocated parking space.

This exceptional apartment is ideally located within easy reach of Leamington Spa town centre, excellent local amenities, highly regarded schools, and excellent transport links, making it an ideal home for professionals, downsizers, or investors alike.

Communal Entrance

Well-maintained communal entrance providing access to the apartment situated on the ground floor.

Entrance Hallway

Welcoming entrance hallway with a built-in storage cupboard and doors to the lounge/diner, both bedrooms and the main family bathroom.

Lounge/Diner

Bright and airy lounge/diner consisting of an electric radiator, double glazed bay windows to front elevation and an archway leading to the kitchen.

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, electric hob with cooker hood over, a washer/dryer, a dishwasher and a fridge/freezer. Comprising ceiling spotlights, tiled flooring and a double glazed window to front elevation.

Bedroom One

Double bedroom benefitting from a fitted wardrobe, an electric radiator, French doors leading to the garden and a door to;

En-Suite

White three piece suite fitted with a wash hand basin and vanity unit, a shower cubicle and a low level W/C. Having partly panelled walls, a shaver point and a heated towel rail.

Bedroom Two

Double bedroom with an electric radiator and a double glazed 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, a shaver point and a heated towel rail.

Garden

Private garden accessed via the master bedroom. Being mainly laid to hard paving and wall and fence enclosed.

Parking

Allocated parking space.

Lease Information

The property is leasehold with a lease length of 155 years from 1st November 2006. The property is subject to management charges to include an annual ground rent of £390.74 and an annual service charge of £2182.92.

Buyer Aml Fee

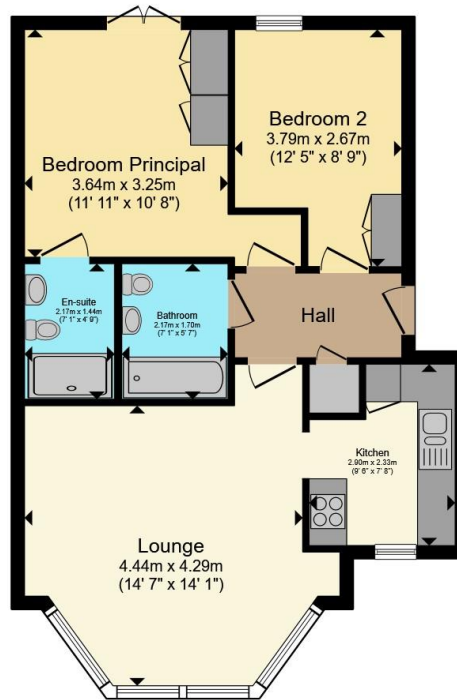
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks

have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor

Total floor area 60.8 m² (655 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

Connells

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: C

Service Charge:
 2182.92

Ground Rent:
 390.74

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315455

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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