



Connells

Murcott Road West
Whitnash Leamington Spa



Property Description

A beautifully presented two-bedroom ground floor apartment, offering recently renovated accommodation in a highly convenient location, within easy reach of St Margaret's CofE Junior School, the outstanding Briar Hill Primary School, and a wide range of local amenities.

The accommodation comprises a welcoming entrance hallway with generous built-in storage, a stylish contemporary kitchen newly installed in March 2026, and a spacious lounge/dining room with French doors opening directly onto the communal gardens, creating a bright and inviting living space.

There are two well-proportioned double bedrooms, including a generous principal bedroom with fitted wardrobe space, together with a modern family bathroom.

Further benefits include brand-new flooring throughout, also installed in March 2026, well-maintained communal gardens, and off-road parking.

Offered to the market with no onward chain, this attractive apartment represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Communal Entrance

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

Entrance Hallway

Welcoming and spacious entrance hallway benefitting from three built-in cupboards, with additional cupboard measuring 4'8 x 4'10 previously utilised as an office space, a radiator and doors to all rooms.

Lounge Diner

Generously sized, light and airy lounge consisting of a radiator, a double glazed window to rear elevation and French doors leading to the communal garden.

Kitchen

Newly fitted contemporary kitchen 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. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Housing the central heating boiler (fitted in 2026) and comprising a radiator and a window to side elevation.

Bedroom One

Double bedroom having a radiator, wardrobe space and a double glazed window to side elevation.

Bedroom Two

Having a radiator and a double glazed window to side elevation.

Bathroom

Modern white three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having fully tiled walls, a radiator and a double glazed window to side elevation.

Communal Garden

Well maintained communal gardens being mainly laid to lawn.

Parking

Communal parking available to the rear of the property.

Lease Information

The property is leasehold with a lease length of 125 years from 7th March 1988. The property is subject to management charges to include a combined annual ground rent and annual service charge of £354.85 as well as an annual building's insurance of £334.64.

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.





Total floor area 59.5 m² (641 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

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To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
Band: B

Service Charge: 354.85 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315543

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Mar 1988. 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.

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