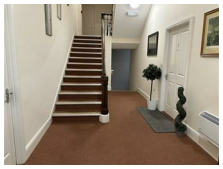
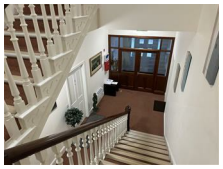
MATTHEW JAMES
Property Services

45 Lillington Road, Leamington Spa, CV32 6LD
£270,000

DUPLEX APARTMENT... BEAUTIFUL PROPERTY... ALLOCATED PARKING... TWO DOUBLE BEDROOMS... MASTER EN-SUITE... GREAT LOCATION... MODERN THROUGHOUT... EXTENDED 99 YEAR LEASE UPON COMPLETION... PERFECT FOR FIRST TIME BUYER... GREAT INVESTMENT... Located within a short walk of Leamington Town Centre and close to all the local nightlife and amenities, this property really does need to be viewed to appreciate all that is being offered for sale. Briefly comprising of entrance hallway, two double bedrooms, master en-suite shower room, living room, breakfast kitchen with integrated appliances, allocated parking and a brand new 99 year lease upon completion! Perfect for the first time buyer or the investor, call us now to book your viewing!

Communal Entrance Hallway

Having secure intercom access through the main front door into the communal hallway and the beautiful staircase leads to the first floor and through the front door into the:

Entrance Hallway
Having secure intercom, stairs off to the first floor, two storage cupboards and doors leading off to the:

Bedroom Two
12'6 x 8'8 (3.81m x 2.64m)

Having a window to the rear elevation and 'walk-in storage cupboard / wardrobe and a further cupboard housing the central heating boiler.

Family Bathroom
7'8 x 7'3 (2.34m x 2.21m)

Having a panel bath with shower over, pedestal wash hand basin, heated ladder style towel rail, floating WC, extractor, shaving point and modern tiling to all splash prone areas.

Living Room
16'7 max x 15'6 max (5.05m max x 4.72m max)

Having a window to the rear elevation and archway leads to the:

Breakfast Kitchen
11'1 x 6'6 (3.38m x 1.98m)

Having a double glazed window to the side elevation, a range of wall, base and drawer units with roll top worksurface over, integrated fridge and freezer, integrated dishwasher, integrated washing machine, room for a table and seating, oven with four ring gas hob and extractor over and tiling to all splash prone areas.

First Floor Landing
Having a door that leads to the:

Master Bedroom
17' x 11'2 (5.18m x 3.40m)

Having two Velux windows to the rear elevation, 'walk-in wardrobe storage, further storage and door that leads to the:

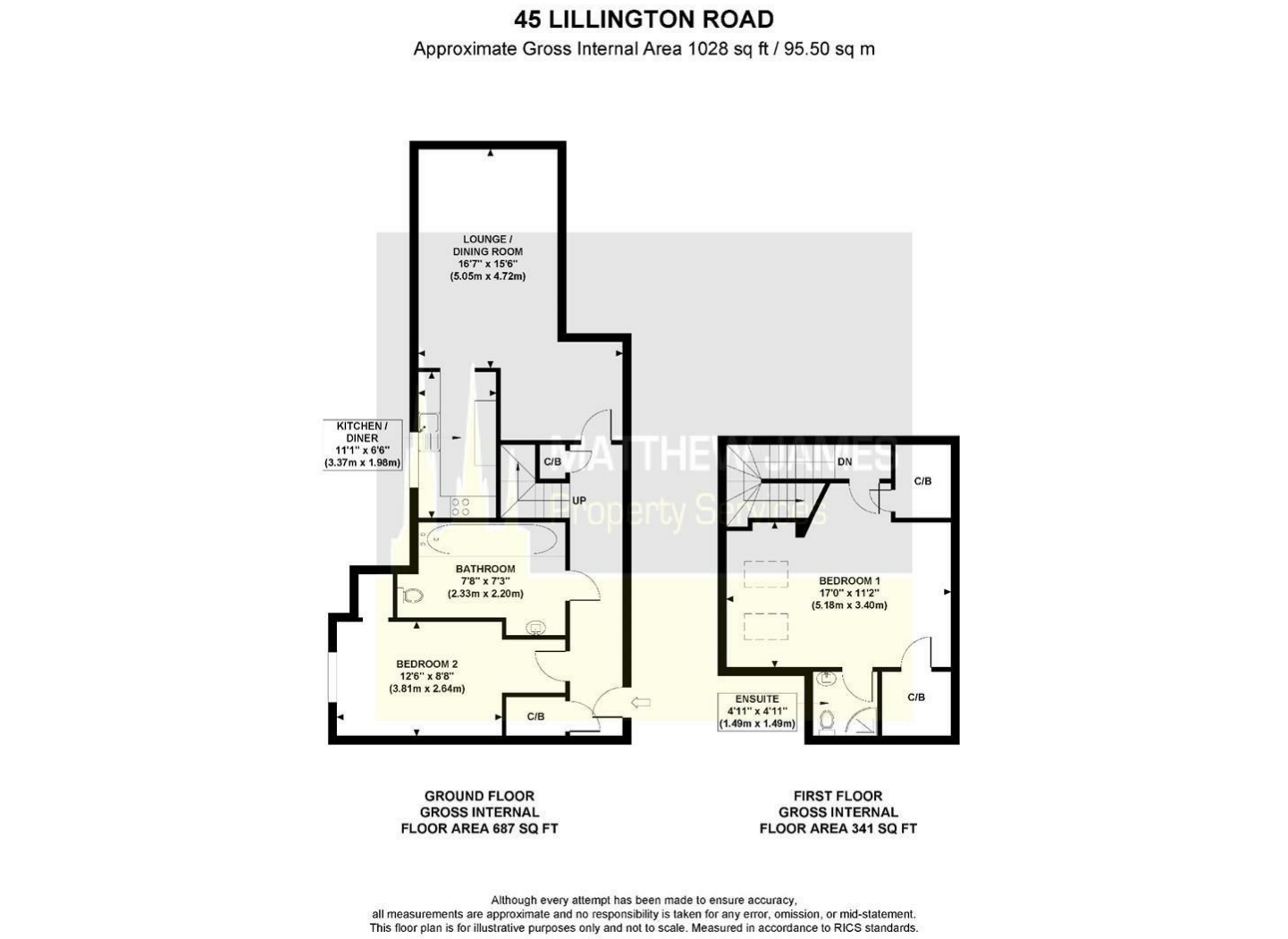
Master En-Suite Shower Room
4'11 x 4'11 (1.50m x 1.50m)

Having 'walk-in' shower enclosure, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

Parking and Outside Views

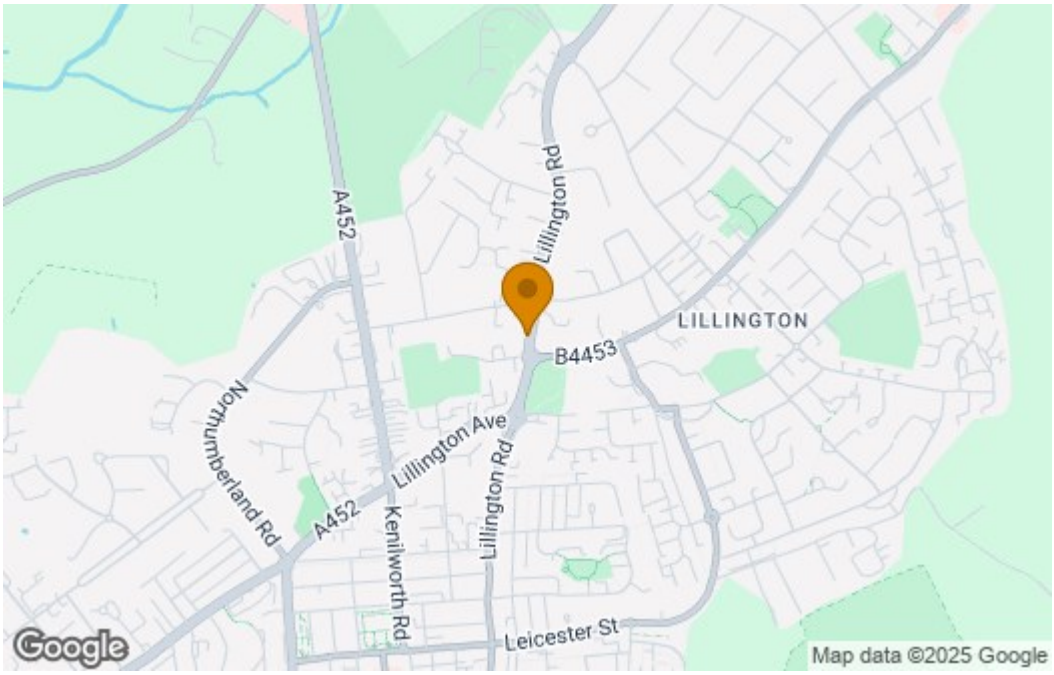
Having one allocated parking space within the property grounds.

Floor Plan

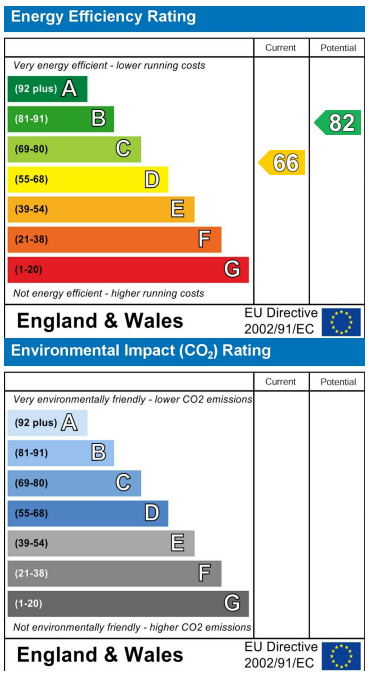


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter