



Aston Grange Off Banbury Road, Leamington Spa, CV33 8AH

£309,995

'THE KENLEY DESIGN'... TWO DOUBLE BEDROOMS... TWO PARKING SPACES... CLOSE TO JAGUAR LANDROVER GAYDON... BRAND NEW BUILD... OPEN PLAN KITCHEN DINING ROOM... TEN YEAR WARRANTY... SOUGHT AFTER 'ASTON GRANGE' DEVELOPMENT... CHOOSE YOUR OWN FIXTURES & FITTINGS*... Welcome to this stunning end of terrace house located on 'Aston Grange' development in Upper Lighthorne in Leamington Spa. This beautiful brand new build offers a modern and comfortable living experience, perfect for families or professionals seeking a new stylish home. Being an ECO home, energy efficiency is a key feature of this property, equipped with solar panels, water waste and heat flue recovery systems and argon-filled double glazing, which not only helps to reduce energy bills but also contributes to a more sustainable lifestyle. Additionally, the property includes an electric vehicle charging point, catering to the needs of modern living.

The property boasts two good sized double bedrooms and has a spacious kitchen dining room, ideal for entertaining guests or enjoying family meals together. With a family bathroom on the first floor and a ground floor cloakroom, it adds an extra layer of convenience for both residents and visitors alike. Outside, you will find two dedicated parking spaces, a valuable asset in this sought-after development. The location is superb, with easy access to local amenities and main bus routes, making commuting and daily errands a breeze.

With a 10-year NHBC warranty, you can have peace of mind knowing that this home is built to the highest standards. This property is a fantastic opportunity for those looking to settle in a vibrant community with a variety of property types available. Don't miss your chance to make this beautiful house your new home.

Call us now to book your no obligation viewing and to register your interest.

Front Garden



Bathroom

6'5 x 6'1 (1.96m x 1.85m)



Lobby

Lounge

12'11 x 12'0 (3.94m x 3.66m)



Bedroom Two

12'11 x 7'7 (3.94m x 2.31m)



Ground Floor WC

6'1 x 3'4 (1.85m x 1.02m)

Kitchen / Dining Room

12'11 x 11'4 (3.94m x 3.45m)



Rear Garden

Parking

First Floor Landing

Bedroom One

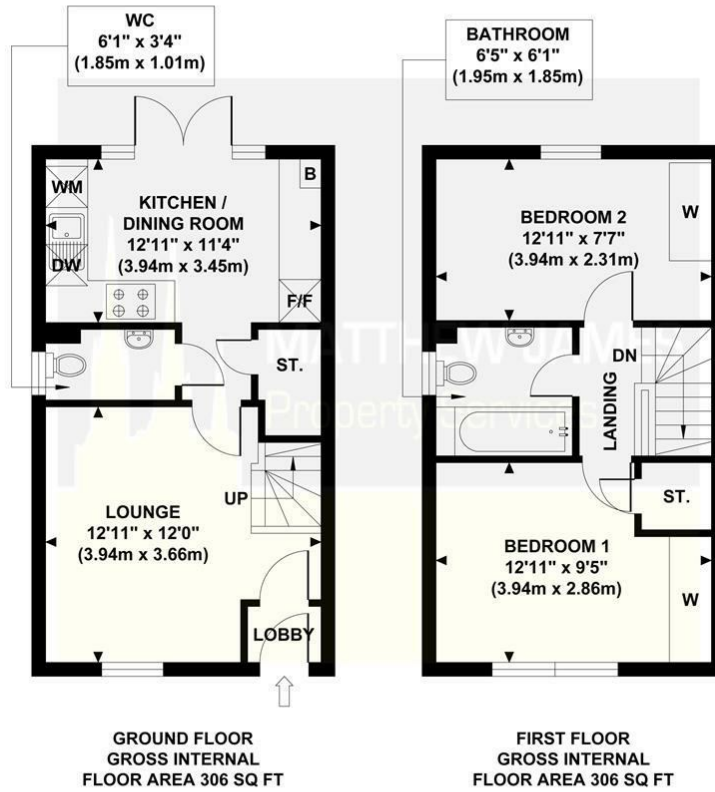
12'11 x 9'5 (3.94m x 2.87m)



Floor Plan

KENLEY

Approximate Gross Internal Area
612 sq ft / 56.85 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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