



TACHBROOK ROAD, SOUTH LEAMINGTON

complete ●●●
SALES & LETTINGS





Stylish second floor apartment located in this purpose-built block of apartments just to the South of the town centre. The property comprises of entrance hall, living room, dining room, kitchen, two good size bedrooms and a bathroom. There is communal parking to the rear and a large communal rear garden. The property is 5 to 10 minute walk to the train station and the town centre. Would make an ideal first time buy.

To view the virtual tour & 3D model copy -
<https://my.matterport.com/show/?m=QPFS TGhQbNN>
my.matterport.com/show/?m=QPFS TGhQbNN

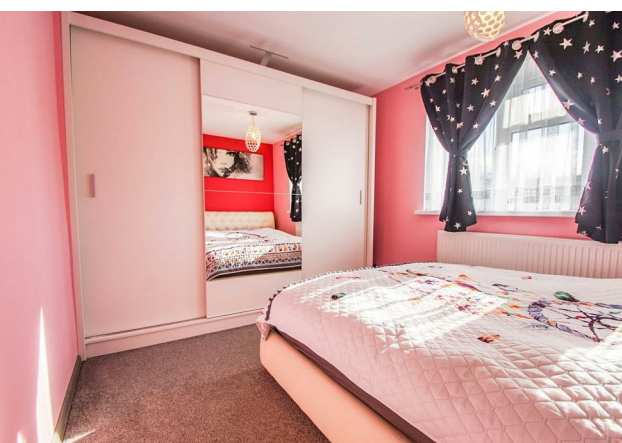


Communal Entrance

Communal entrance door, with an intercom leads to the hallway. Stairs lead to the second floor. A door leads through to the communal garden.

Entrance

Re-fitted entrance door leads into the hallway, with a uPVC double glazed window, radiator, grey laminate flooring and stylish glazed door through to the living room.



Living Room

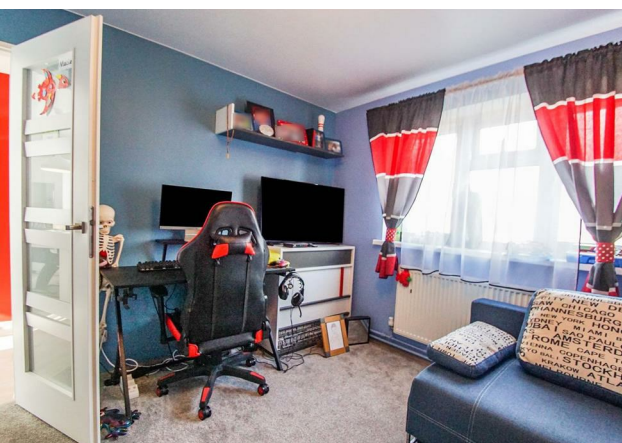
With a continuation of the grey laminate flooring, large uPVC double glazed windows to the front elevation, with nice views over the green and houses beyond. There is stylish concrete effect plastering with down-lighting, radiator, and a square opening through to the dining room.

Dining Room

With a continuation of the grey laminate flooring, radiator, uPVC double glazed window, alcove recess for an American style fridge freezer with storage above, modern door through to the bathroom, opening through to the kitchen, two frosted window doors through to the two bedrooms.

Kitchen

Fitted kitchen with brushed chrome handles, dark mottled worktops, space and plumbing for a washing machine, recess pantry with the Worcester gas fired boiler, space and plumbing for a dishwasher, single bowl sink with mixer tap and drainer, uPVC double glazed window, fitted oven, four ring gas hob, and tiled splash-back.



Bedroom One

Good size double bedroom with a uPVC double glazed window, radiator, fitted sliding wardrobes with mirror and lighting.

Bedroom Two

Double bedroom with a uPVC double glazed window and a radiator. Plenty of space for wardrobes and drawers.

Bathroom

Half tiled bathroom with a bath & mixer tap with handheld shower attachment, toilet, pedestal hand wash basin, chrome towel radiator, two light points, and two uPVC double glazed windows



Outside & Parking

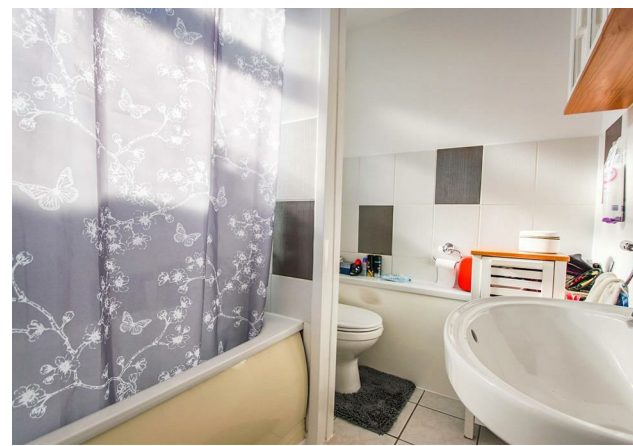
Two lockable storage containers which are communal, communal garden with seating, and communal parking to the rear. There is a possibility of renting a garage.

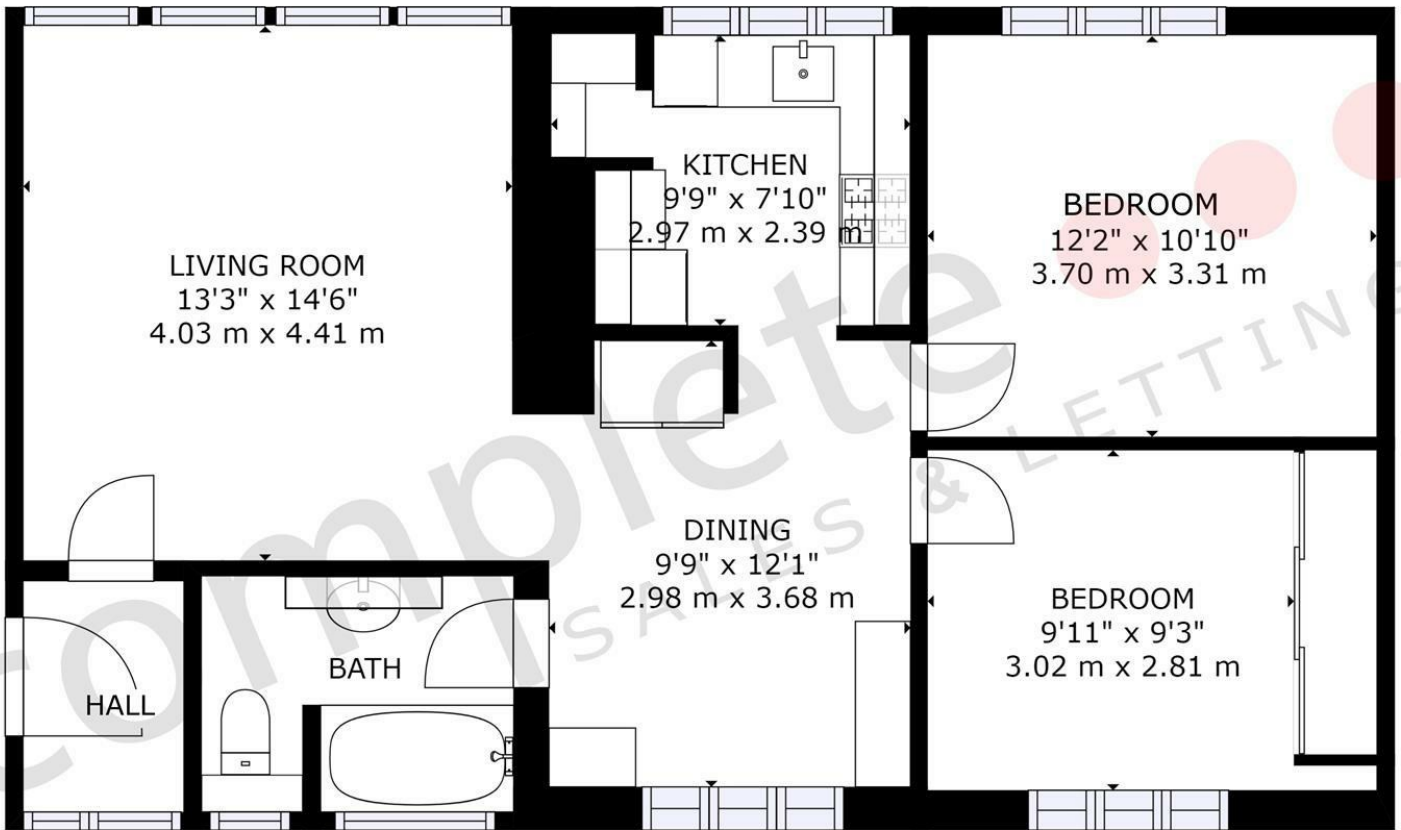
Location

Situated within an increasingly popular location less than 1 mile to the South of The Parade, at the heart of Leamington Spa town centre. Well



positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and an easy walk to the train station, with its direct service to London Marylebone. Convenient for everything Leamington Spa has to offer; there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 759 sq. ft, 71 m²
TOTAL: 759 sq. ft, 71 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Granite Countertops
Durable and easy to clean, the beautiful kitchen countertops are a real gem in our grey and gold.

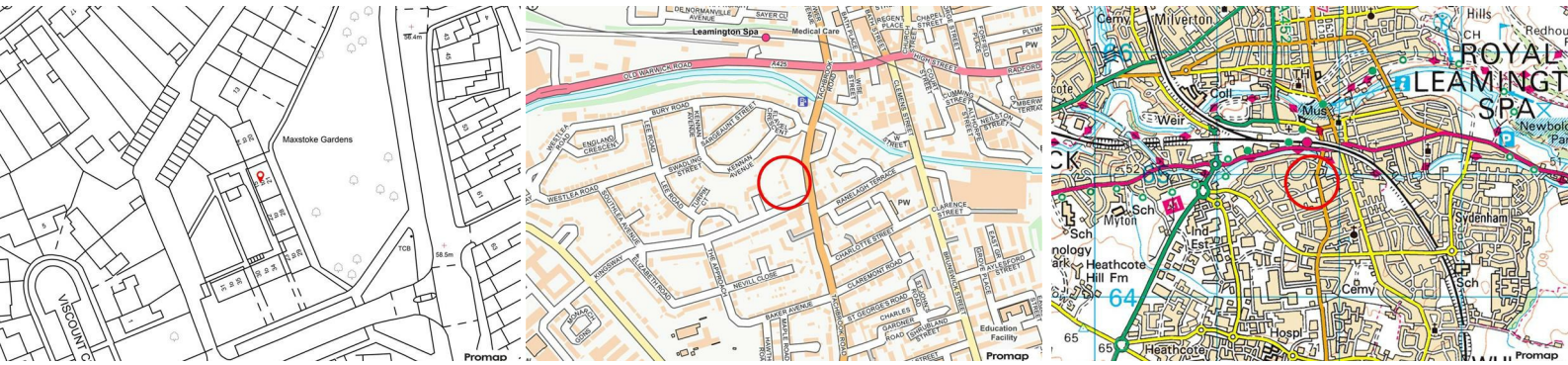
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Attract more qualified buyers!



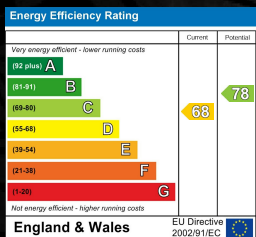
- Second Floor Apartment
- Two Bedrooms
- Communal Garden & Store
- Gas Central Heating
- Ideal First Time Buy

- Just South Of Town Centre
- Communal Parking
- Lounge & Diner
- Minutes To The Station
- Well Presented



TACHBROOK ROAD, LEAMINGTON SPA

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



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