

The logo for ehB Residential, featuring the lowercase letters 'eh' followed by a large, bold 'B', with the word 'RESIDENTIAL' in a smaller, uppercase font below it.

ehB  
RESIDENTIAL

Your Property - Our Business



21 Squirhill Place, Russell Terrace, Leamington Spa



An outstanding opportunity to acquire a very well proportioned period townhouse, providing gas centrally heated three bedrooomed and two bathroomed accommodation, which also features two generous reception rooms in this highly regarded and attractive south Leamington Spa period conversion.

#### Squirhill Place

Is an attractive period conversion of townhouses and apartments of varying sizes, ideally sited within easy reach of the town centre and all facilities and amenities including shops, schools and a variety of recreational facilities including nearby Jephson Gardens. The location is also convenient for access to the local railway station and has consistently proved to be very popular.

ehB Residential are pleased to offer 21 Squirhill Place which is an outstanding opportunity to acquire a particularly well proportioned period townhouse, providing gas centrally heated three bedrooomed

and two bathroomed accommodation, featuring two particularly generous reception rooms and fitted kitchen. The property retains much of the original character and whilst well maintained provides some scope for cosmetic improvement. The agents consider internal inspection to be essential for this unique property to be fully appreciated.

In detail the accommodation comprises:-

#### Private Entrance Hall

With timber panelled entrance door with glazed fanlight, wood flooring with steps and balustrade feature leading to the...

#### Dining Room

16'9" x 13'7" (5.11m x 4.14m)

With staircase off, turned balustrade, double radiator, wood flooring, twin French doors to the rear, coving to ceiling, understair cupboard and twin timber panelled connecting doors to the...

#### Lounge

14' x 14'4" (4.27m x 4.37m)

With original bay window feature, wood flooring, coving to ceiling, double radiator, TV point, wall light points.

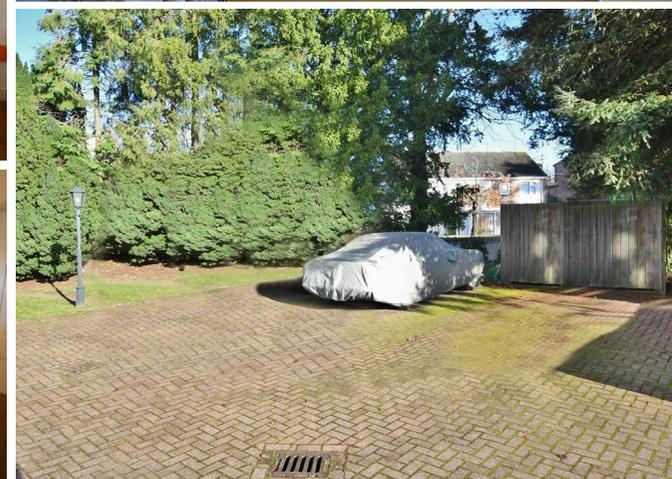
#### Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback, tiled floor, extractor fan.

#### Fitted Kitchen

9'6" x 11'6" (2.90m x 3.51m)

With a range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, appliance space, plumbing for automatic dishwasher, built-in oven and five ring hob unit with extractor hood over, flanked by matching high level cupboards, inset single drainer stainless steel one and a half bowl sink unit with mixer tap, concealed pelmet lighting, spotlights, radiator.



#### Utility Cupboard off

With base cupboard and drawer unit, plumbing for automatic washing machine, rolled edge work surface, single drainer, stainless steel sink unit with mixer tap, high level cupboards.

#### Stairs and Spacious Landing

With access to roof space, airing cupboard with lagged cylinder and immersion heater.

#### Master Bedroom

15'8" x 13'1" (4.78m x 3.99m)

With original bay window feature, radiator, coving to ceiling, built-in wardrobe, hanging rail, shelf.

#### En-Suite Shower Room/WC

With tiled shower cubicle with integrated shower unit, pedestal basin with mixer tap, low flush WC, radiator, extractor fan.

#### Bedroom

12' x 9'4" (3.66m x 2.84m)

With built-in wardrobe, hanging rail, shelf, radiator, coving to ceiling.

#### Bedroom

14'7" x 11'7" (4.45m x 3.53m)

With double built-in wardrobe, hanging rail, shelf, wood flooring, radiator.

#### Bathroom/WC

7'3" x 5'4" (2.21m x 1.63m)

Being tiled with white suite comprising; panelled bath, pedestal basin, low flush WC, integrated shower unit, rail and curtain, radiator.

#### Outside

There is a designated car parking facility close to the property and communal grounds surround the development.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. The development is subject to a £490 per annum service charge for the maintenance of the communal parts.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band E.

#### Location

CV31 1FU

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

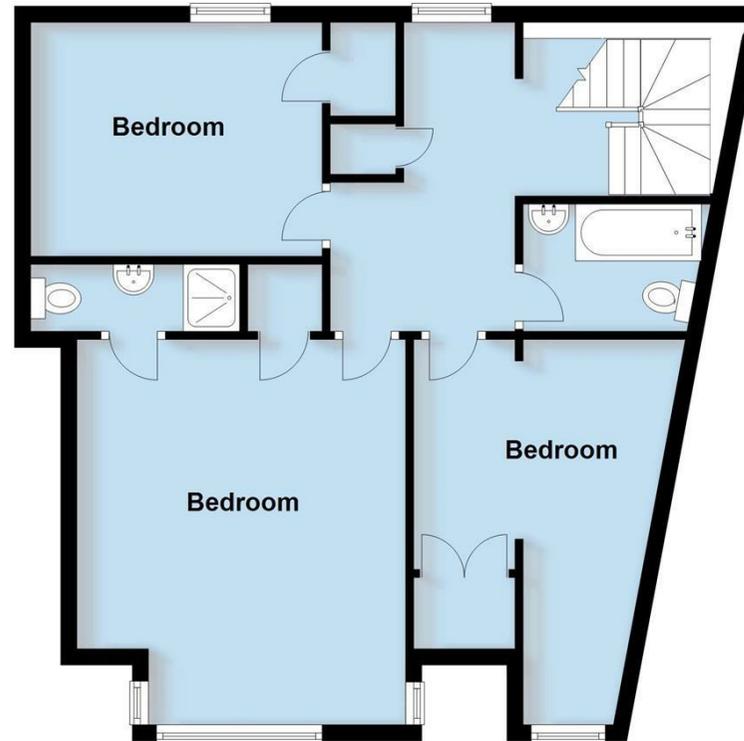
## Ground Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



## First Floor

Approx. 64.7 sq. metres (696.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact