



2 Cadogan House, 18b Milverton Terrace, Leamington Spa

£410,000



An excellent opportunity to acquire a unique mews townhouse of character, providing spacious well appointed three bedroomed and two bathroomed accommodation within this attractive north Leamington Spa period conversion.

Milverton Terrace

Is a pleasant and popular north Leamington Spa location comprising many fine period dwellings, conveniently sited within walking distance of the town centre and all facilities and amenities including shops, schools and a variety of recreational facilities. This pleasant tree lined avenue has consistently proved to be very popular.

ehB Residential are pleased to offer No 2 Cadogan House, 18b Milverton Terrace which is an opportunity to acquire a unique mews period townhouse of deceptive proportions, with well appointed three bedroomed and two bathroomed accommodation arranged over three floors and also includes a pleasant private garden, an impressive open plan living/kitchen/dining/lounge arrangement. The property has been maintained by the present owners to an excellent standard throughout and the agents

consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With part tiled floor, part wood floor with staircase off, turned balustrade, cloaks cupboard to understairs, timber and glazed panelled entrance door and radiator.

Ground Floor WC

With low flush WC, wash hand basin with mixer tap, chrome heated towel rail, tiled floor.

Open Plan Lounge/Dining Room

15'10" x 10'8" min 14'8" max (4.83m x 3.25m min 4.47m max)
Having wood flooring, coving to ceiling, twin French doors to rear garden, TV point, two radiators and custom built-in base and bookcase unit of note. Open to the...

Fitted Kitchen

11' x 9'3" (3.35m x 2.82m)

With extensive range of gloss white faced based cupboard and drawer units, granite work surfaces and returns, matching range of high level cupboards, built-in stainless steel double oven, five ring hob unit and extractor hood, built-in dishwasher, washing machine and boiler cupboard containing combination gas fired central heating boiler and programmer, coving to ceiling, downlighters, sash window.

Stairs and Landing

With radiator, built-in cupboard with hanging rail, shelves and turned balustrade.

Bathroom/WC

6'6" x 6'9" (1.98m x 2.06m)

With sash window, stand alone ball and claw bath with mixer tap shower attachment, vanity unit incorporating wash hand basin and concealed low flush WC, tiled splashbacks, floor and shower area with integrated shower unit, shower rail and curtain, chrome heated towel rail, downlighters, extractor fan.



Bedroom

10'10" x 8'3" (3.30m x 2.51m)

With sash window, radiator, two double built-in wardrobes containing hanging rails.

Bedroom

15'3" x 9'3" (4.65m x 2.82m)

With sash window, radiator, coving to ceiling.

En-Suite Shower Room/WC

6'6" x 4'4" (1.98m x 1.32m)

With tiled shower cubicle, integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, chrome heated towel rail, tiled floor, downlighters, extractor fan.

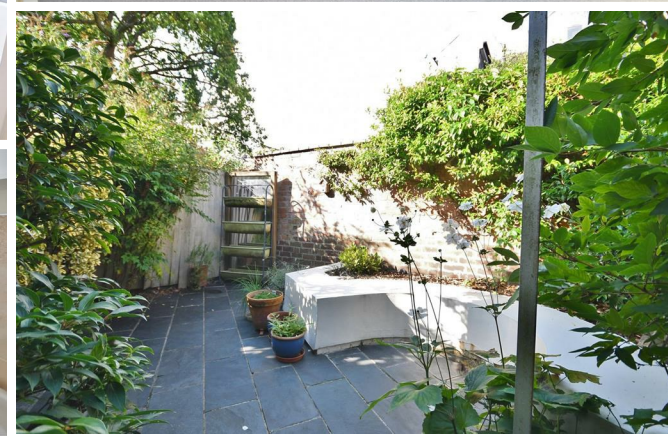
Stairs and Landing

Leads to...

Bedroom Three

15,10" x 16'4" (4.57m, 3.05m x 4.98m)

With Velux window, opening skylight, radiator, under eaves storage to both sides.



Outside

The property features a pleasant private rear garden area, principally paved and walled with close boarded fencing, timber garden shed, well stocked with established foliage, built-in seating with raised flower beds.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 980 years remaining on the lease, with a share of the freehold and one share in the management company, service charge is £100 pcm and ground rent is a peppercorn. Please verify this information with your legal advisers. Further details upon request.

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

The property can be approached by proceeding west from the agents office via Warwick Place. Turning left into Milverton Terrace whereupon access to the property can be found at the far end located on the right hand side.

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

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

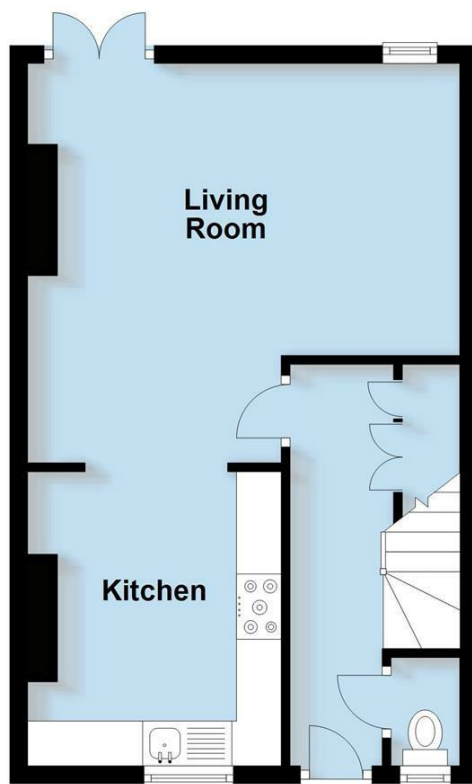
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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

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

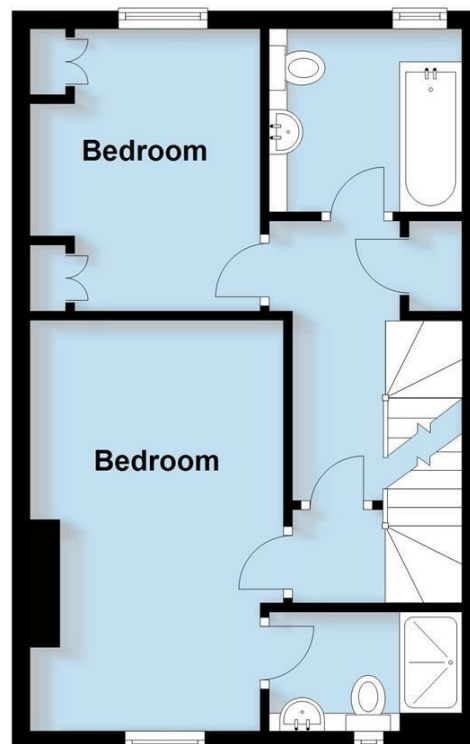
Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Second Floor

Approx. 25.1 sq. metres (269.7 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)

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