



**4A, Llewellyn Road, Leamington Spa**

**Offers Over  
£175,000**



An ideal opportunity for first time buyers or investors to acquire a well proportioned first floor maisonette, providing gas centrally heated two bedroomed accommodation with private garden and garage, in highly regarded South Leamington Spa location.

#### Llewellyn Road

Is a popular and convenient South Leamington Spa location situated approximately half a mile from the town centre, close to a good range of local facilities and amenities, including local shops, schools and a variety of recreational facilities. Previous sales experience has proven this location to be sought after.

ehB Residential are pleased to offer 4A Llewellyn Road which is an opportunity which we consider will appeal ideally to first time buyers or investors to acquire a particularly well-proportioned first floor maisonette, providing gas centrally heated two bedroomed accommodation which includes a good sized

lounge/dining room, fitted kitchen and includes private garden and garage located in a block close to the property. Whilst the property has been well maintained the agents do consider it has scope for purchasers to improve further and represents an excellent opportunity.

In detail the accommodation comprises:-

#### Entrance Hall

With tiled floor, staircase leading to...

#### First Floor Landing

With meter cupboard, access to roof space, wood flooring.

#### Lounge

15' x 10'9" (4.57m x 3.28m)

With radiator, TV point, coving to ceiling, glazed multi pane door.



#### Fitted Kitchen

8'3" x 7'1" (2.51m x 2.16m)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, tiled splashback, single drainer stainless steel sink unit, high level cupboards, appliance space, electric cooker point, plumbing for automatic washing machine, gas fired central heating boiler and programmer, pantry cupboard.

#### Bedroom

13' x 10'9" (3.96m x 3.28m)

With radiator, wood flooring.

#### Bedroom

10'9" x 10' max (3.28m x 3.05m max)

With wood flooring, radiator.



#### Bathroom/WC

7'10" x 5'8" (2.39m x 1.73m)

With white suite comprising of a panelled bath, vanity unit incorporating wash hand basin, low flush WC, two tiled walls with Triton electric shower unit and screen, heated towel rail and tiled floor.

#### Outside

There is a communal lawned garden to the front of the property and private rear garden, principally laid to lawn with flower borders and pedestrian access to...

#### Garage

16' x 8' approx (4.88m x 2.44m approx)

With up-and-over door located in a block to the rear of the property (4th garage from the left blue door).

#### Parking

On street parking.

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be leasehold, although we have not inspected the relevant documentation to confirm this. We understand there to be 158 year lease with 97 years remaining (05/03/2122), service charge is £565.75 pa and ground rent is

£50.00 pa. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property with the exception of 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

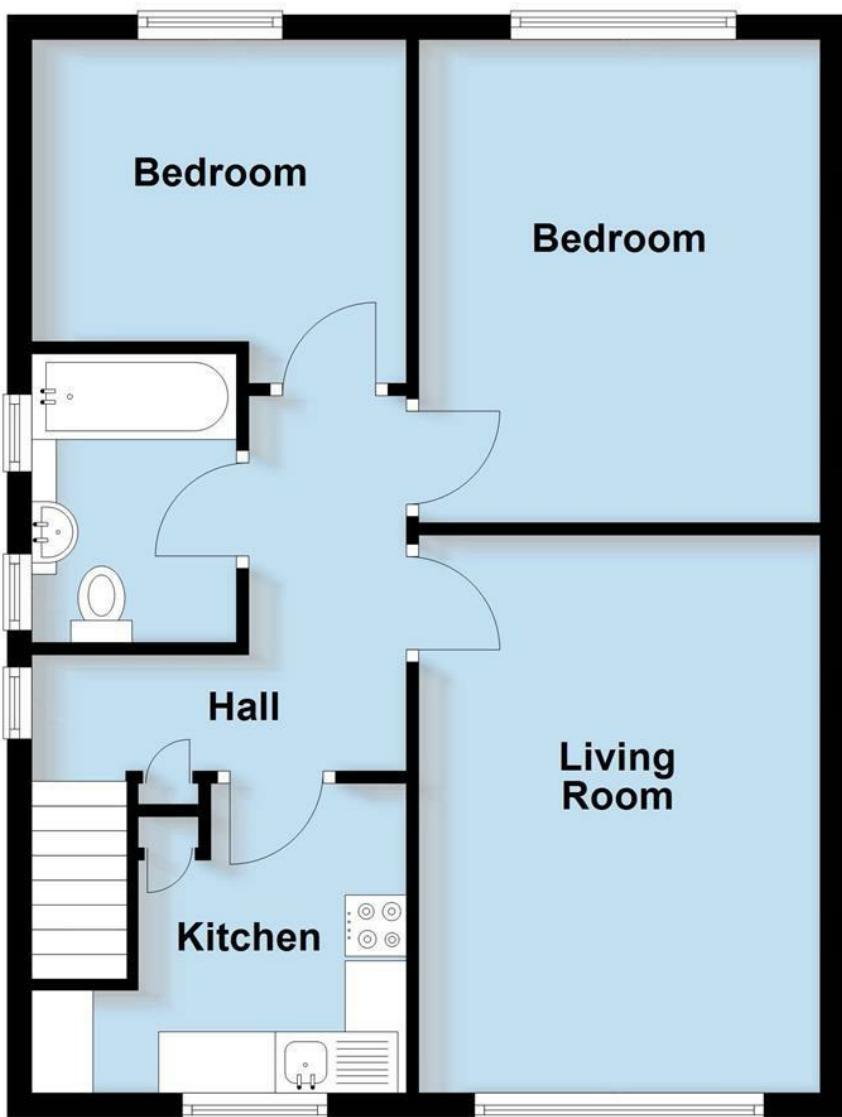
Council Tax Band B.

#### Location

First Floor  
CV31 2BJ

Your Property - Our Business

Residential Estate Agents  
Lettings and Property Managers  
Land and New Homes Agents  
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Total area: approx. 55.5 sq. metres (596.9 sq. feet)

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

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

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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			

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