





A particularly well maintained ground floor apartment, providing well appointed two bedroomed accommodation, with parking. In highly regarded North Leamington Spa location. Ideal for the first time buyer or investment purposes.

John Cullis Gardens

Located just off Kenilworth Road, is a popular and established development originally constructed by National House Builders Barretts some 25 years ago. Being ideally sited within easy reach of the town centre and all facilities and amenities, and has consistently proved to be very popular since its original construction.

ehB Residential are pleased to offer 12 John Cullis Gardens, which is an opportunity to acquire a particularly well maintained ground floor apartment, providing spacious, well-appointed two bedroomed accommodation, which includes a well fitted kitchen and bathroom and designated car parking facility. The agents consider inspection to be highly recommended. NO CHAIN.

In detail the accommodation comprises:-

Communal Entrance Hall

With intercom system, leads to the...

Private Entrance Hall

With electric radiator, airing cupboard with lagged cylinder and immersion heater, downlighters and coving to ceiling.

Lounge

16'6" x 15'3" max 11'6" min (5.03m x 4.65m max 3.51m min)
Having sash windows to two aspects, electric radiator, coving to ceiling, TV point.

Kitchen

7'9" x 7'2" (2.36m x 2.18m)
With range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in

double oven, four ring ceramic hob unit with extractor hood over, built-in dishwasher, washing machine, fridge freezer, tiled floor, downlighters.

Bedroom

11'6" x 9'7" (3.51m x 2.92m)

With electric radiator, double built in wardrobe, hanging rail and shelf.

Bathroom/WC

5'10" x 8'1" (1.78m x 2.46m)

Being Jack'n'Jill'd to the Reception Hall, being half tiled with tiled floor and panelled bath, tiled shower area with integrated shower unit and screen, pedestal basin with mixer tap, low flush WC, downlighters, extractor fan, heated towel rail.

Bedroom

9'9" x 10'6" max (2.97m x 3.20m max)

With electric radiator, coving to ceiling.



Outside

The development is surrounded by pleasant communal grounds and there is a designed car parking facility (No 12), being block paved and close to the property.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

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 a 155 year lease (01/11/2006), with 135 years remaining, service charge is £1,866 per annum, ground rent is £270 per annum. 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.

Notes

There is a Maintenance/Estate Charge for the property of £257.00

per annum (paid in 2 x 6 monthly instalments of £128.70 - June and December).

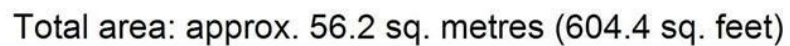
Council Tax

Council Tax Band C.

Location

Ground floor
CV32 6JP

Approx. 56.2 sq. metres (604.4 sq. feet)



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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