



MARGETTS
ESTABLISHED 1806

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17 Yew Tree Court, Off Conifer Grove, Off St Helens Road, Royal Leamington Spa, CV31 3BF
Guide Price £179,950 Leasehold



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Ground floor maisonette
- Two bedrooms
- Two allocated car parking spaces
- Long lease
- Gas central heating
- Double glazing
- Through lounge dining room
- Separate kitchen
- Don't miss it

A beautifully presented, two bedroom, ground floor, purpose-built maisonette enjoying two, rare allocated off-road parking spaces and ready for immediate occupation. Benefits from a modern bathroom and shower, separate kitchen and a rare through lounge dining room. No upward chain. Viewing is warmly recommended.

Canopy porch with front door opens into the L-shaped reception hall with wood effect flooring, radiator, door opening to storage cupboard and further door opening to a deep under stairs storage cupboard.



FITTED KITCHEN

8' 8" x 7' 4" (2.65m max x 2.24m) with modern square edge work surfacing extending around the room incorporating a four ring electric hob and 1 1/4 bowl stainless steel, single drainer sink unit with mixer tap. Base unit under incorporating the electric oven and space and plumbing for washing machine. Range of eyelevel wall cupboards, recess for a larger style fridge freezer if desired, wall mounted Worcester gas fired combination central heating boiler. Sealed unit double glazed window, radiator and wood affect flooring.

BEDROOM TWO

8' 6" x 6' 2" (2.6m x 1.88m) with radiator and double glazed window.

OUTSIDE

Communal well-maintained grounds with path that leads to the front door. Two allocated car parking spaces labelled number 83.

AGENTS NOTES

The property is leasehold for 125 years from 1st June, 1996.
Service charge £1,182.99 per annum
Ground rent £89.50 x 2 per annum.
All main services are connected.
Viewings strictly by prior appointment through the agents.

DELIGHTFUL THROUGH LOUNGE DINING ROOM

21' 8" x 11' 1" (6.62m x 3.4m max reducing to 2.85m) with sealed unit double glazed windows to both front and rear elevation, television aerial point, two radiators, and doorway through to the



BATHROOM

has a white suite with panelled bath having a mixer tap and tap secured shower over, wash hand basin and low-level WC, wood affect flooring, tiled areas, obscured double glazed window and heated towel rail.



BEDROOM ONE

11' 6" x 10' 0" (3.53m x 3.07m) with radiator and double glazed window.

Agent's Notes

Council Tax Band C.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

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