



Connells

Coniston Road
Leamington Spa



Property Description

This well-presented three-bedroom first floor maisonette is ideally located in the popular area of North Leamington and benefits from its own private entrance.

The property is accessed via a private front door with stairs rising to the first-floor landing, where doors lead to all principal rooms. The heart of the home is the open-plan living area and kitchen, offering a bright and versatile space ideal for modern living, entertaining, or relaxing.

There are three bedrooms, all well-proportioned and adaptable for family use, guests, or home-working, along with a family bathroom completing the internal accommodation.

To the rear, the property enjoys a private garden area, providing a pleasant outdoor space, further enhanced by the addition of a useful shed for storage.

An excellent opportunity for first-time buyers, investors, or those seeking convenient access to local amenities and transport links in North Leamington.

Approach

Via a shared front garden with a path leading to a private entrance.

Entrance

Via own private entrance with stairs rising to the maisonette on the first floor.

Entrance Hallway

Welcoming entrance hallway with laminate flooring and a cupboard housing the central heating boiler and doors leading off to all rooms.

Lounge

13' 4" x 16' 8" (4.06m x 5.08m)
Spacious, light and airy lounge consisting of a television point, a radiator, laminate flooring and a double glazed window to front elevation.

Kitchen

6' 4" x 10' 2" (1.93m x 3.10m)
Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances, with a double glazed window to front elevation.

Bedroom One

9' 8" x 12' 4" (2.95m x 3.76m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Two

8' 5" x 8' 10" (2.57m x 2.69m)

With a radiator and a double glazed window to rear elevation.

Bedroom Three

6' 3" max x 9' max (1.91m max x 2.74m max)

With a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail and a double glazed window to side elevation.

Parking

On street.

Garden

Located towards the back, having fence panels to the borders and a shed.

Lease Information

The property is leasehold with a lease length of 999 years from 25th March 1957.

The property is subject to management charges to include an annual ground rent charge of £5.

Seller's Comments

The property offers excellent value for money and is located in a quiet and friendly neighbourhood. It is just a short walk from the Leamington Tennis Club, making it ideal for those who enjoy an active community lifestyle. Since moving in five years ago, we have significantly renovated the house, including installing a new kitchen, replacing the boiler three years ago, updating the flooring, improving the attic insulation, and painting. This is a well-maintained, modern home that is ready to move into.

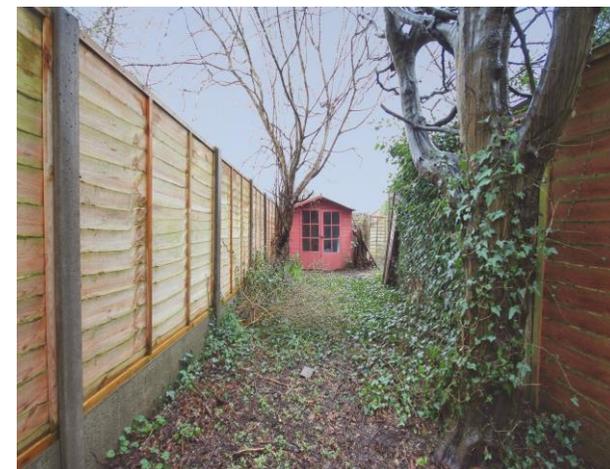
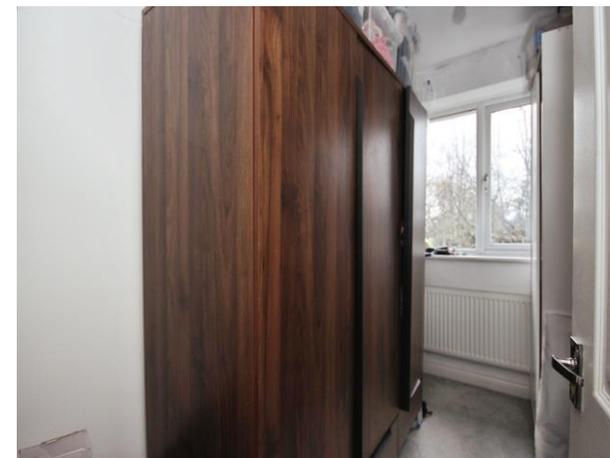




First Floor

Total floor area 64.3 m² (692 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 5.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315064

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1957. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315064 - 0003