



**Connells**

Coniston Road  
Leamington Spa



### Property Description

This well presented three bedroom first floor maisonette is ideally located in sought after North Leamington, within easy reach of well regarded primary and secondary schools as well as a range of local amenities.

The property has been well maintained and improved by the current owners, benefitting from a new roof installed in December 2025, a new boiler fitted in 2022 and new windows installed throughout 2023 and 2025.

The accommodation comprises a private entrance leading to the first floor, where you will find a spacious, light and airy lounge diner, a separate modern kitchen, three bedrooms and a family bathroom.

Externally the property further benefits from its own generous private garden, providing an excellent outdoor space for relaxation, entertaining or family use.

This property would make an ideal first time purchase, family home or investment opportunity, offering comfortable living in a convenient and popular residential location.

### Entrance

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

### Entrance Hallway

Welcoming entrance hallway with a double glazed window to side elevation and doors off to all rooms.

### Lounge Dining Room

13' 5" max x 16' 8" ( 4.09m max x 5.08m )

Spacious, light and airy lounge diner consisting of a radiator and a double glazed window to front elevation.

### Kitchen

10' x 6' 5" ( 3.05m x 1.96m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over and a slimline dishwasher, whilst providing space for a washing machine and a fridge/freezer. Comprising tiled flooring and a double glazed window to front elevation.

## Bedroom One

12' 3" x 9' 10" ( 3.73m x 3.00m )

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

## Bedroom Two

6' 10" plus door recess x 8' 10" ( 2.08m plus door recess x 2.69m )

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

## Bedroom Three

8' 8" x 5' 9" ( 2.64m x 1.75m )

Comprising a double glazed window to rear elevation.

## Bathroom

White three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and drencher shower over and a W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

## Loft

Spacious partly boarded loft ideal for storage.

## Garden

Located to the side of the maisonette with gated entrance, the garden is mainly laid to lawn with raised beds, a patio area and a shed for storage.

## Parking

On street.

## 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

This a lovely property in a peaceful and friendly neighbourhood, whilst still being within walking distance of both the town centre and the countryside.

We particularly appreciate the very large living room window, overlooking the trees of the cul-de-sac, and the surprisingly large private garden.

As first-time buyers, the property was perfect for us and provided enough space even with two young children as well as a good location for schools and a safe and a quiet road to live on.

We have invested in a new boiler, new windows, and a new roof, which have made the property more comfortable and will allow future owners to enjoy the property.









Total floor area 66.7 m<sup>2</sup> (718 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](http://www.propertybox.io)



To view this property please contact Connells on

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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 5.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315101](http://connells.co.uk/Property/SPA315101)**

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



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