



MILL HOUSE CLOSE, LEAMINGTON SPA, CV32 6AN







## Property Description

\*\*\* OPEN HOUSE SATURDAY 4TH OCTOBER 12noon \*\*\*

Hidden away from the hustle and bustle of town, is this wonderfully presented family home. Situated between Leamington Spa and Warwick, set back from the main roads, this home has been lovingly looked after by the current seller.

The property forms part of the popular Mill House development. It is positioned on the former site of one of the oldest Mill's in Leamington Spa and is a short walk to local conveniences including a supermarket.

In brief the property comprises of; entrance hall, living room with large feature window allowing for lots of natural light. Glazed double doors lead through to kitchen / breakfast room with floor and wall mounted units. The kitchen benefits from having patio doors onto the courtyard garden. On the ground floor there is also a W/C and under stairs storage. On the first floor there is a modern family bathroom with shower over bath. Three generous bedrooms with fitted wardrobes in both double rooms.

To the rear of the property is a private, East facing courtyard garden with gate. To the front of the property are well maintained landscaped communal gardens, an allocated parking space and garage en-bloc with electric up and over door. This site also benefits from having secure gated access to riverside walks ideal for dog owners.

The property is being sold with no onward chain, is double glazed and gas centrally heated.

This lovely property must be viewed to appreciate its location and natural light throughout.









## Key Features

- Open House Saturday 4th October 12noon
- Allocated Parking and Garage
- Kitchen / Breakfast Room
- Large Living Room with Feature Window
- Three Bedrooms
- Family Bathroom
- East Facing Courtyard Garden
- Communal Access to Riverside Walk
- Available to move in before Christmas
- No Onward Chain

**Local Authority** – Warwick

**Council Tax** – Band D

**Tenure** – Freehold



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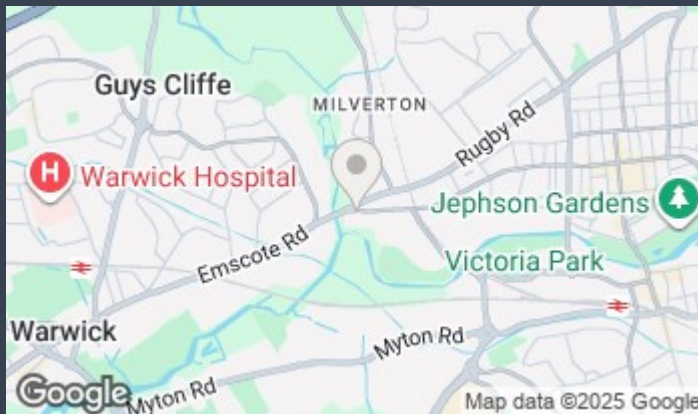
# Additional Information

## Parking

The Residents Association have allocated a parking space which is located at the front of the property. There is also an allocated garage en-bloc numbered 22

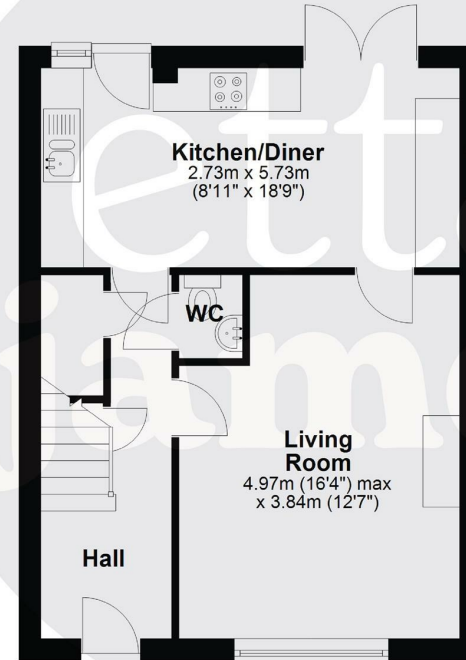
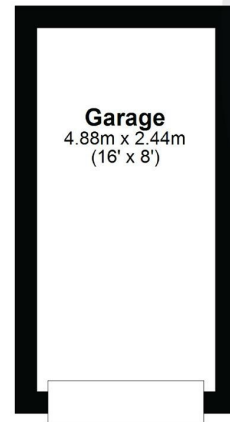
## Communal Charges

There is a maintenance/community charge of approximately £600 per annum towards the upkeep of the communal areas to include but not limited too - landscaped grounds, lighting, road surface maintenance.



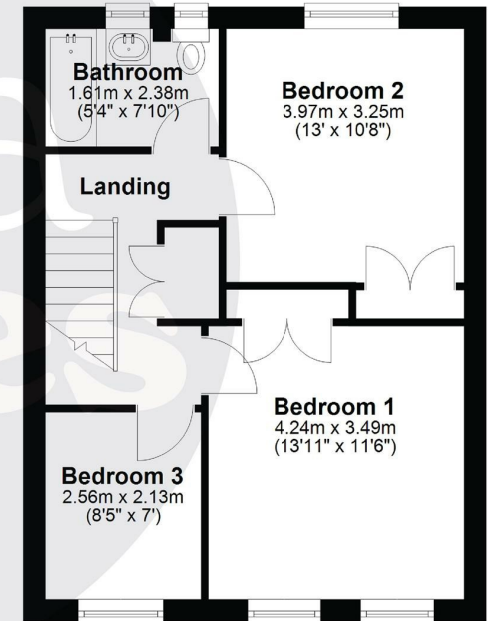
## Ground Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



## First Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



Total area: approx. 101.2 sq. metres (1089.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

