



11A Milverton Terrace | Leamington Spa | CV32 5BE

Offers over £190,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Three Storey Mews House
- Share Of Freehold
- Very Sought After Location
- No Chain
- Immaculate Throughout
- EPC Rating: D



## Description

Kingsway Estate Agents are pleased to bring to the market this three-storey mews house, with a share of the freehold, forming the rear section of a converted villa.

Milverton Terrace is highly sought after, being just a short stroll from the town centre with its excellent shops, restaurants and parks and with the railway station nearby.

Entering the ground floor through its own entrance door is the kitchen space, which leads to a lobby and downstairs WC. The first floor features an additional entrance, leading to exterior steps & houses a lobby which leads to the living room. The top floor contains the bedroom along with an En-Suite shower room. Outside there is residents parking accessed off Woodbine Street.

The property is understood to own a share of the freehold although we have not inspected the relevant documentation to confirm this.

We understand there to be 961 Years remaining on the lease. The Service Charge is £40 a month with no Ground Rent. Please verify this information with your legal advisers. Further details upon request.

This property would be ideal for a first time buyer looking to get on the property ladder or as a buy-to-let investment.

EPC Rating: D



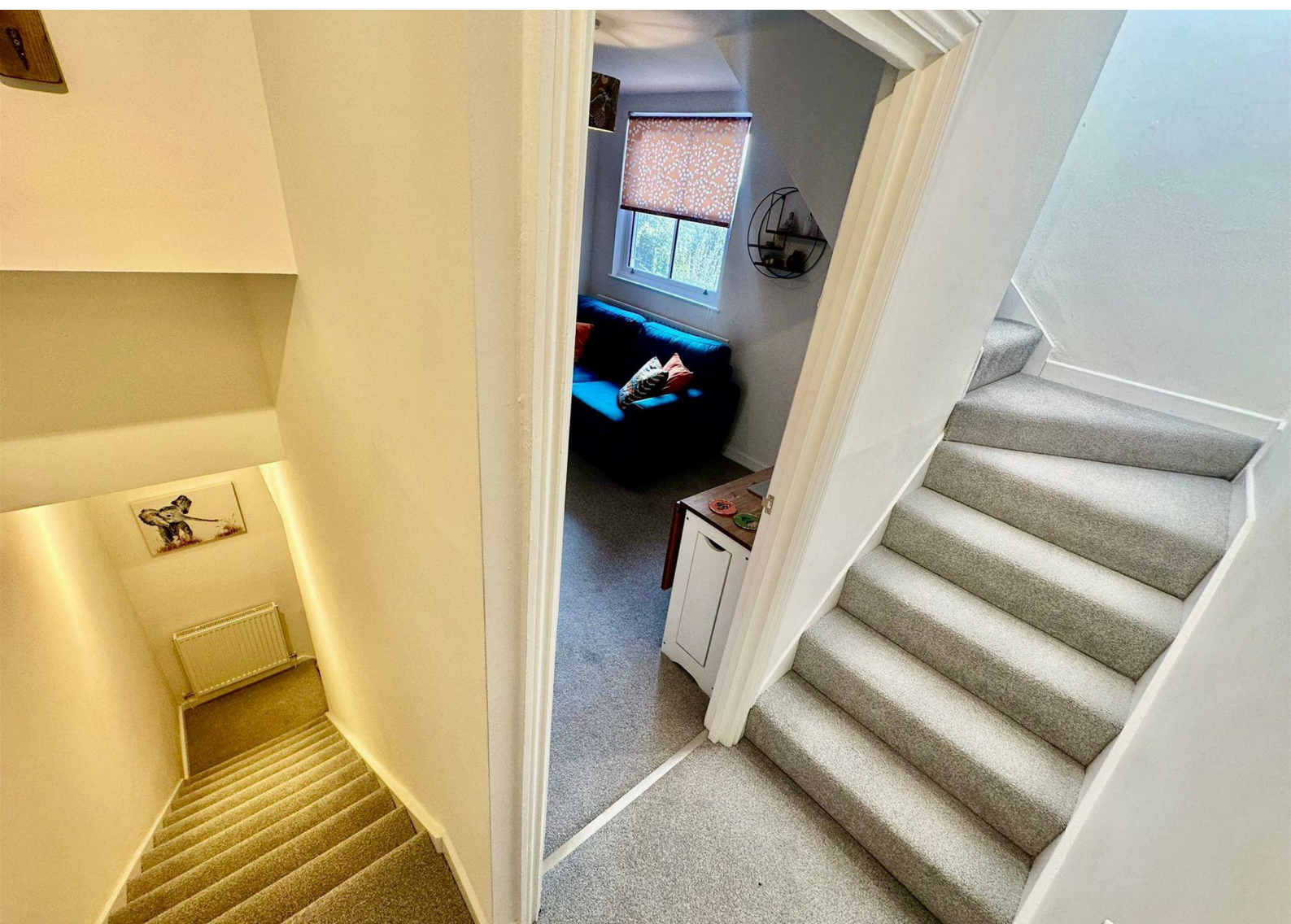
Kitchen  
10'8" x 11'9"

WC  
4'7" x 2'11"

Living Room  
11'0" x 8'8"

Bedroom  
11'1" x 9'11"

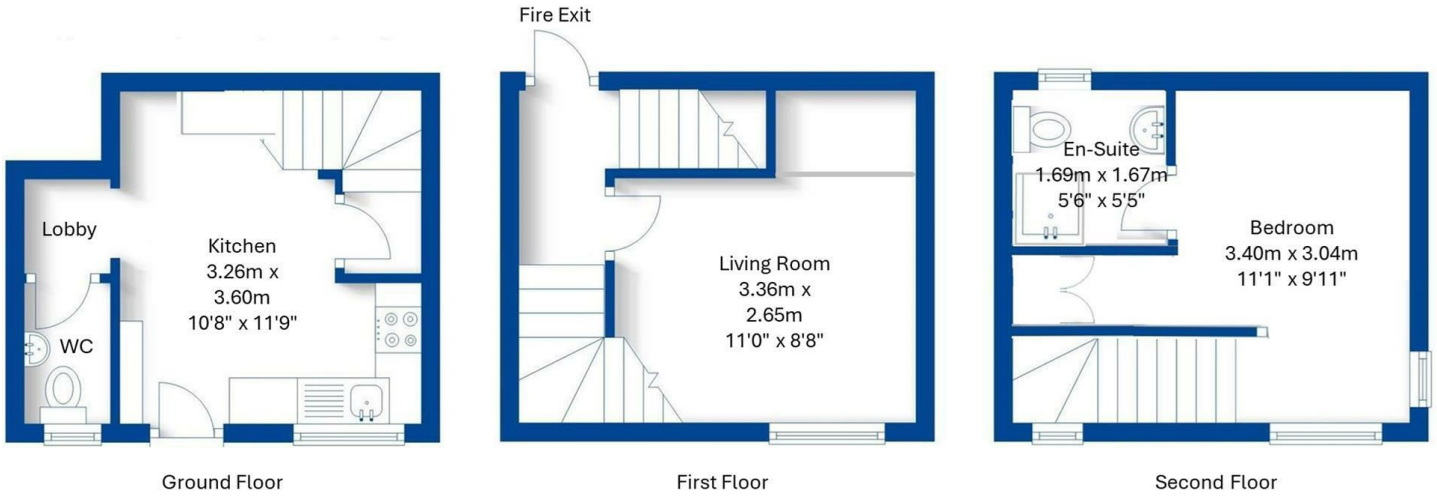
En-Suite  
5'6" x 5'5"



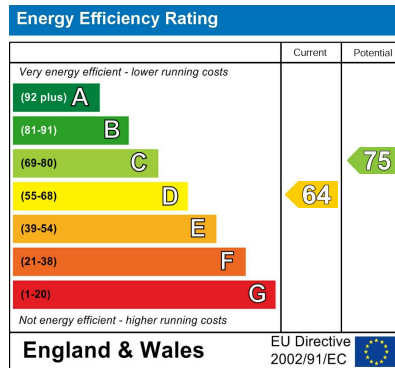




# Floor plans



**Total Floor Area Approx. 45.7 sq. metres (491.81sq. feet)**



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