





Crabb Curtis

58 Coniston Road, Leamington Spa | CV32 6PG

Offers Over: £260,000





Spacious mid-century duplex maisonette offering three double bedrooms with converted attic & charming features.

Nestled in the desirable North Leamington Spa, just a stone's throw from the local tennis club, parade of shops, independent cafes and eateries.

This property offers a unique blend of space, charm, and convenience, perfect for modern life.

A message from the sellers'

"We have thoroughly enjoyed living here. It is a very friendly street with neighbours from a variety of backgrounds and with many interests. Cycling and walking into the town centre is a breeze and it is also easy to take a walk straight from the house and across the fields to the Saxon Mill. It is a very bright apartment with so much light throughout the day. We have enjoyed waking up to a chorus of birds in the mornings too!"

58 Coniston Road comprises in further detail

The first-floor maisonette is approached via a shared pathway leading to the rear garden, and to:

Open Canopy

With main entrance door opening to

Entrance Hall

Ceiling light point and stairs leading to the first floor with a window to side aspect, ceiling light point, and door to:

Lounge / Dining Room

Large window to front aspect, chimney breast with feature fireplace, ceiling spotlights, coving, radiator and understairs storage.

Kitchen

Window to front aspect, ceiling spotlights, Metro tiled splash backs and a fitted kitchen comprising: range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink with swan neck mixer tap over and drainer unit, Integrated Bosch electric oven, inset Bosch electric hob with extractor over and space for large freestanding fridge / freezer. Storage cupboard houses a Worcester Bosch combination boiler and space and plumbing for washing machine.

Bedroom One - Attic Conversion

Extremely spacious, four Velux windows with inset blinds, ceiling spotlights, large radiator and access to ample under eaves storage both sides of room. Glorious town centre views.

Bedroom Two

Large double bedroom, dual windows to rear aspect, ceiling spotlights, coving and radiator.

Bedroom Three

Double Bedroom, large window to rear aspect, ceiling spotlights and radiator.

Family Bathroom

Obscured window to side aspect, ceiling spotlights, partially travertine tiled walls and floor and a suite comprising of: low-level flush w.c., pedestal wash hand basin, P Shaped bath with wall mounted mains fed shower over and hot & cold bath taps, heated towel rail.

Outside
The rear garden is accessed via the shared path along the side of the building leading to entrance gate.

Rear Garden
Private entrance gate opens to; paved patio, planted borders of mature shrubs, covered storage area. Summer House may be available by separate negotiation.

Lease
Lease
Service Charge: nil
Ground Rent: £5.00 Per Annum
Years Remaining: 999 years from 25 March 1957 (930 years Remaining).

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band B.

Tenure
The vendor informs Crabb Curtis that the property is leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures & Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services
Crabb Curtis understands from the vendor that all mains drains, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

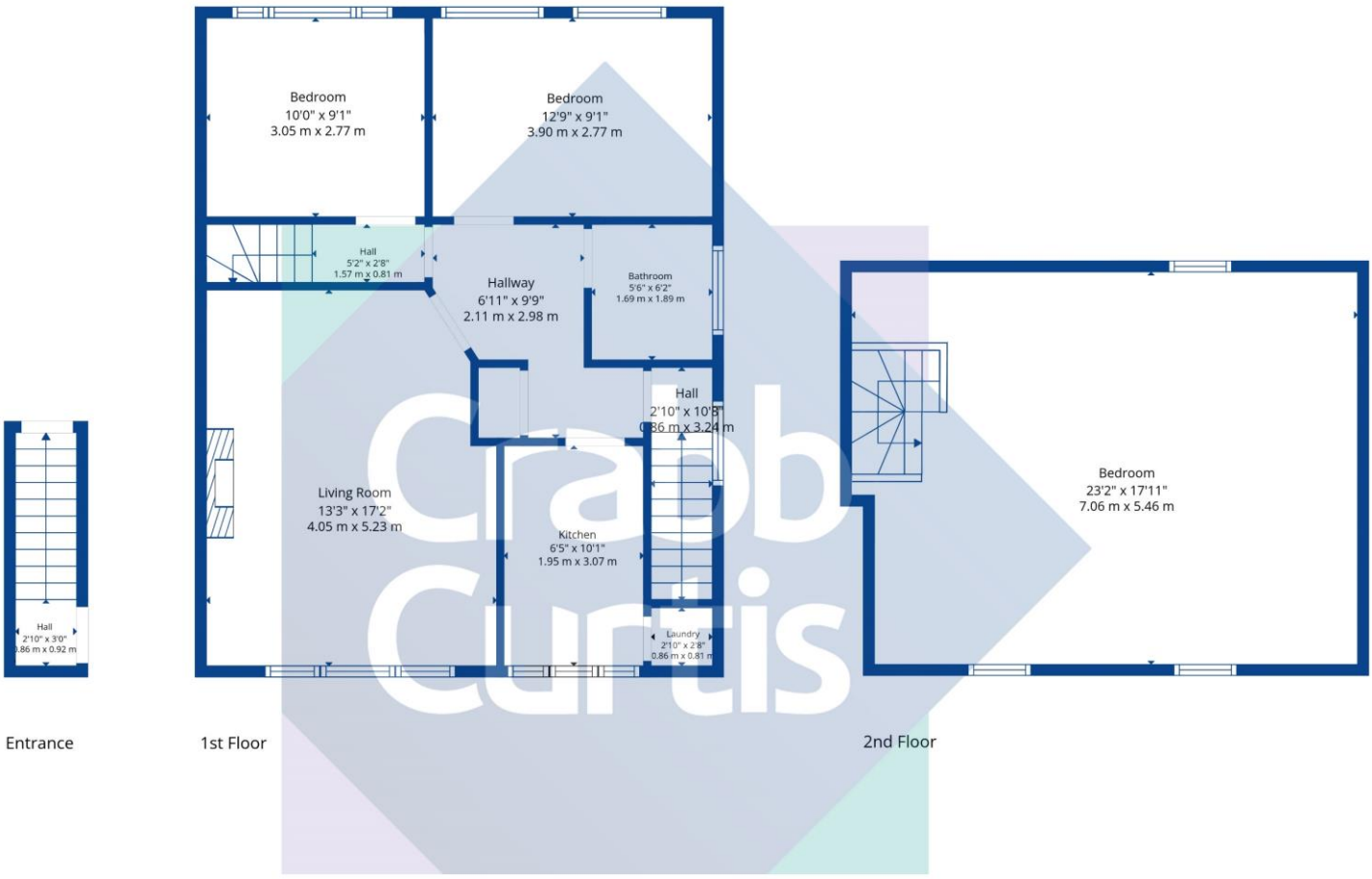
There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

General Information
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

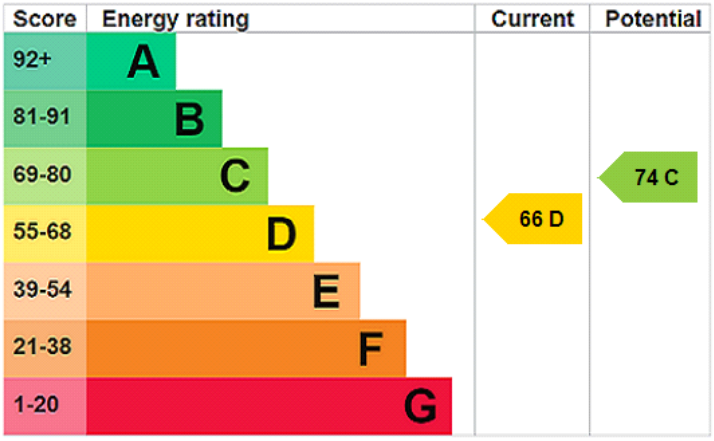






Total: 1026 sq. Ft, 96 m2
Entrance: 30 sq. Ft, 3 M2, 1st Floor: 685 sq. Ft, 64 M2, 2nd Floor: 311 sq. Ft, 29 m2
Excluded Areas: Low Ceiling: 96 sq. Ft, 9 M2, Walls: 110 sq. Ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.