



10 The Cedars Mews 42 Warwick

Leamington Spa CV32 5DE

Offers Based On £485,000

# 10 The Cedars Mews 4.2

This modern and well proportioned town house is located in the ever popular pocket of Milverton just on the fringe of the Leamington Spa. Positioned within strolling distance of the town centre, the local green parks and the train station alike. Occupying the end plot, the property benefits from a large driveway accessed off Warwick Place with a garage to the rear of the small development. Set over three floors, this modern family home offers well proportioned accommodation with an entrance hallway giving way to a ground floor WC, a kitchen which opens up to the dining room with doors out to a decked terrace. The first floor offers an L-shaped living room and a master bedroom with ensuite. The second floor has two further double bedrooms and a family bathroom. Externally there is the large block paved drive with private gardens to the front and rear together with well maintained communal gardens.

## LOCATION

The Cedars Mews is found on Warwick Place of which lies a short distance west of Leamington Spa town Centre, being within walking distance of the full range of facilities the town centre offers including high street stores and independent retail, artisan coffee shops, restaurants and gastro pubs. There are excellent local road links available to neighbouring towns and centres including the Midland motorway network, with Leamington Spa railway station providing regular commuter rail links to London and Birmingham, amongst other destinations.

## ON THE GROUND FLOOR

### Entrance Hallway

The entrance hallway is accessed to the side of the property and offers storage cupboards, stairs rising to the upper levels and doors to all rooms on this ground floor level.

### Kitchen

4.11m x 2.65m (13'5" x 8'8")

This modern and well equipped kitchen has been fitted with a selection of wall and base units with complementary work tops and tiled splash back areas.

The flooring has been finished with a light oak coloured laminate and opens up into the dining room.

### Dining Room

4.72m x 3.30m (15'5" x 10'9")  
Flowing seamlessly from the kitchen with continued flooring, doorway leading back into the entrance hallway and double doors leading out onto one of the two decked areas.

### WC

This modern white wc/ cloakroom is located off the entrance hallway.

## ON THE FIRST FLOOR

### Landing

This open and airy landing has stairs rising to the top floor and doors off to both rooms on this level.

### Living Room

4.70m x 4.05m (15'5" x 13'3")  
This spacious and well proportioned L-shaped living room, decorated in neutral tones offers access via a set of double doors out on to a balcony area to the front of the property.

### Master Bedroom

3.41m x 2.75m (11'2" x 9'0")  
This good sized master double

bedroom, once again neutrally decorated, gives way to an ensuite bathroom.

### Ensuite

Fitted with a modern suite with bath having a shower over, wash hand basin and low level flush wc.

## ON THE SECOND FLOOR

### Landing

This second floor landing has a handy airing cupboard and doors leading off all rooms on this top level.

### Bedroom Two

4.70m x 3.02m (15'5" x 9'10")  
This double bedroom benefits with fitted storage cupboard and views over the communal gardens.

### Bedroom Three

4.70m x 2.90m (15'5" x 9'6")  
This large double bedroom has the advantage of the bay to the front with views over the mature trees and roof tops to the front.

### Bathroom

Fitted with a modern suite with bath having a shower over, wash hand basin and low level flush wc.

## OUTSIDE

## Features

Sought After Location  
Walking Distance to Town & Train Station  
Open Plan Kitchen Dining  
First Floor Living Room  
Three Double Bedrooms  
Communal Gardens, Driveway & Garage

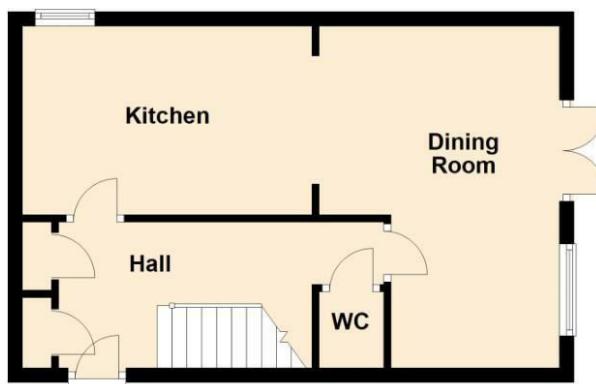




## Floorplan

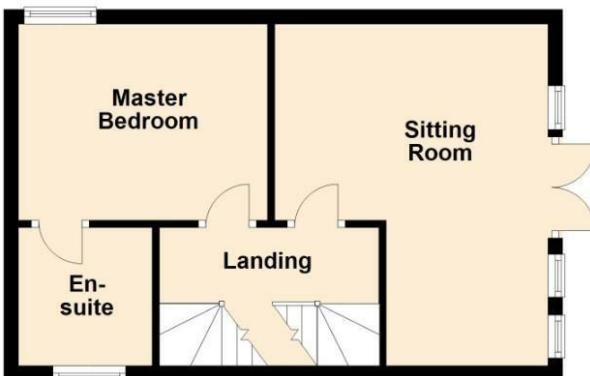
### Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



### Second Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 105.2 sq. metres (1132.9 sq. feet)

## Contact us

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## Visit us

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## General Information

### Tenure

Freehold

### Fixtures & Fittings

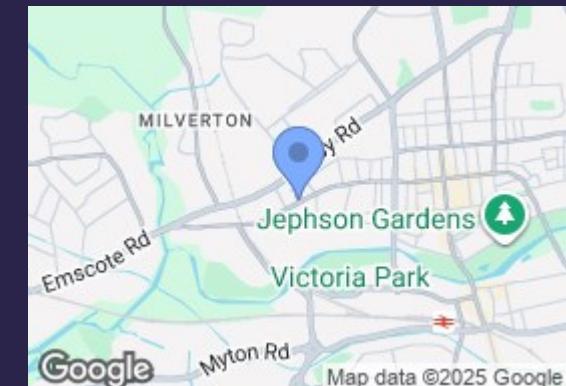
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band E - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		