

Gulistan Road, Milverton

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Gulistan Road, Milverton, Leamington Spa

A well-presented first floor maisonette situated in a quiet cul-de-sac in the highly regarded Milverton area of North Leamington Spa. The property is offered with vacant possession and no onward chain, comprising a spacious one-bedroom apartment with a kitchen, lounge diner and bathroom. The property benefits from allocated parking, a courtyard garden and a new gas boiler.

Property Details...

Entrance
A uPVC double glazed private entrance door leads to the stairwell rising to the first floor maisonette.

Hallway
With a uPVC double glazed window and a door through to the lounge diner.

Lounge Diner
A well-proportioned reception room featuring a large uPVC double glazed window, downlights and a radiator. Doors lead through to the bedroom and mini vestibule.





Kitchen
Fitted with a white gloss kitchen with long chrome handles and timber effect worktops, which includes space and plumbing for a washing machine, a fitted oven and a four ring gas hob with an extractor over. Further benefits include a fitted fridge freezer, a single bowl stainless steel sink with mixer tap and drainer, a uPVC double glazed window, a radiator and a cupboard housing the new gas boiler.

Bedroom
A generous double bedroom with a large uPVC double glazed window and radiator.

Mini Vestibule
With an airing cupboard housing the hot water tank and a door to the bathroom.

Bathroom
A white suite comprising a bath with glass shower screen and electric shower over, a large pedestal hand wash basin with chrome mixer tap, a WC, a chrome towel radiator, downlights, an extractor fan and a uPVC double glazed window.

Location
Milverton is one of North Leamington Spa's most sought-after residential neighbourhoods, combining a relaxed village atmosphere with excellent access to the town's extensive amenities. Gulistan Road is within easy reach of Leamington Spa town centre, where The Parade offers a wide choice of independent boutiques, restaurants and high street retailers, alongside the Royal Priors shopping centre. The award-winning Jephson Gardens and Victoria Park are a short distance away, providing attractive green space for leisure and recreation. The area is well served by local schools, with private options including King's High School and Warwick School also accessible. Leamington Spa railway station provides direct services to London Marylebone (approximately 1 hour 20 minutes) and Birmingham, whilst the A46 and M40 motorway offer excellent road connections to the wider Midlands.





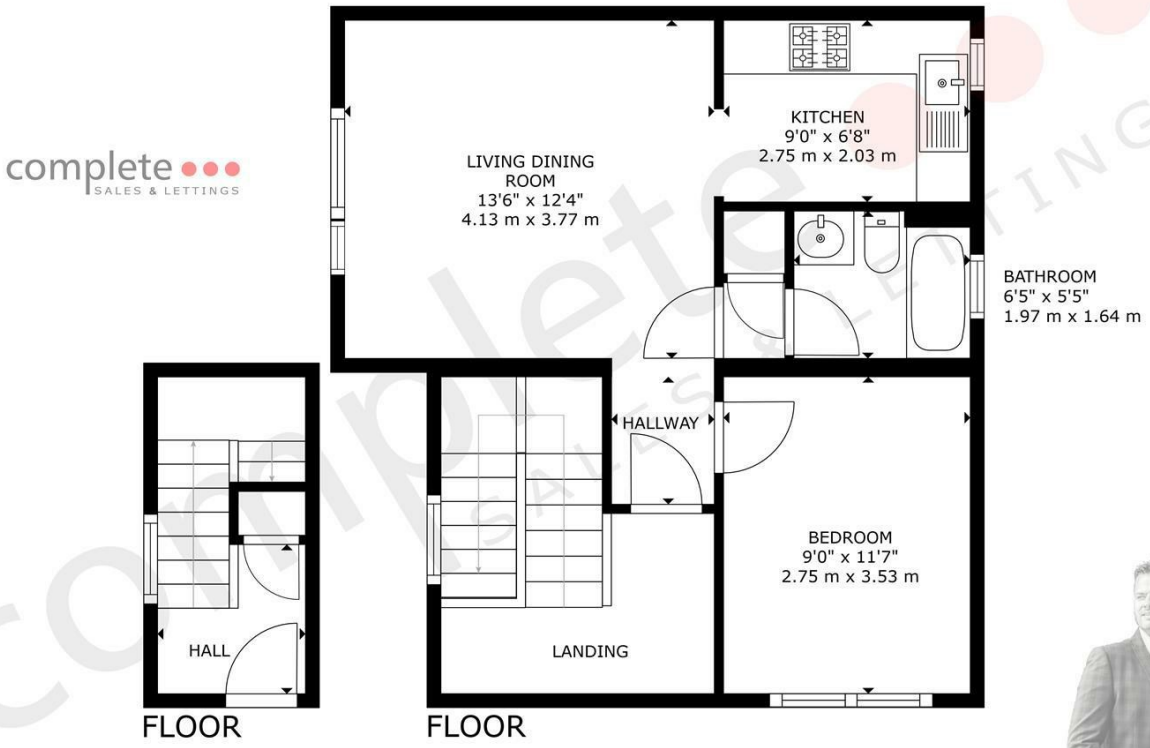






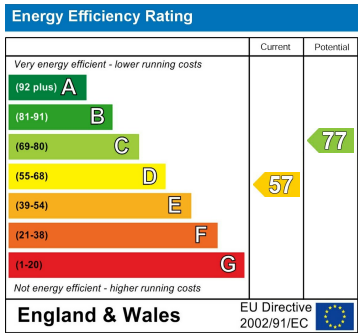


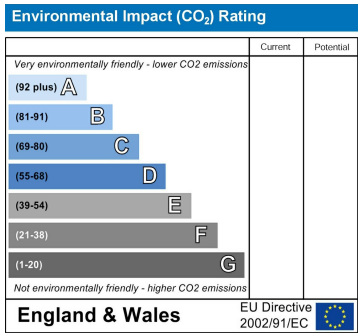




GROSS INTERNAL AREA
FLOOR 1: 63 sq. ft , 5 m² , FLOOR 2: 521 sq. ft , 48 m² TOTAL : 584 sq. ft , 53 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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