

CONISTON ROAD, WARWICKSHIRE, CV32

OFFERS IN THE REGION OF £215,000 LEASEHOLD

Winkworth







CONISTON ROAD, LEAMINGTON SPA, CV32

Situated in an established residential setting just off Guy's Cliffe Avenue, 10 Coniston Road is a well-proportioned two-bedroom maisonette offering approximately 705 sq ft (65.5 sq m) of accommodation together with its own private entrance and rear garden.

A private ground-floor entrance opens to a staircase rising to the first floor, where the accommodation is arranged around a central hallway. The principal reception room is particularly generous, combining distinct living and dining areas within one bright and versatile space. Large windows provide plenty of natural light, while a feature fireplace adds character and creates a natural focal point.

Positioned separately, the kitchen is fitted with contemporary wood-effect cabinetry and incorporates an electric hob, built-in oven and integrated fridge freezer, together with space and plumbing for a washing machine.

Both bedrooms are comfortable doubles and are positioned to the rear of the property, enjoying leafy outlooks towards the garden. The accommodation is completed by a shower room with shower enclosure, WC and wash hand basin.

Outside, the property benefits from its own private rear garden, a particularly valuable feature for a maisonette. Accessed separately from the accommodation at ground-floor level, the garden is enclosed by fencing and surrounded by mature trees and planting, providing excellent scope for a purchaser to landscape and personalise the space.

With a long lease of approximately 929 years, generous accommodation and a desirable North Leamington Spa position, this is an excellent first home, investment or property for professional sharers.

Material Information:

Council Tax: Band B | Local Authority: Warwick District Council | Broadband: Ultrafast Broadband Available (Checked on Ofcom Aug 2026)

Mobile Coverage: Variable Coverage (Checked on Ofcom Aug 2026) | Heating: Gas Heating | Listed: No| Tenure: Leasehold 929 years remaining |Ground Rent: £5 per annum |Service Charge: N/A

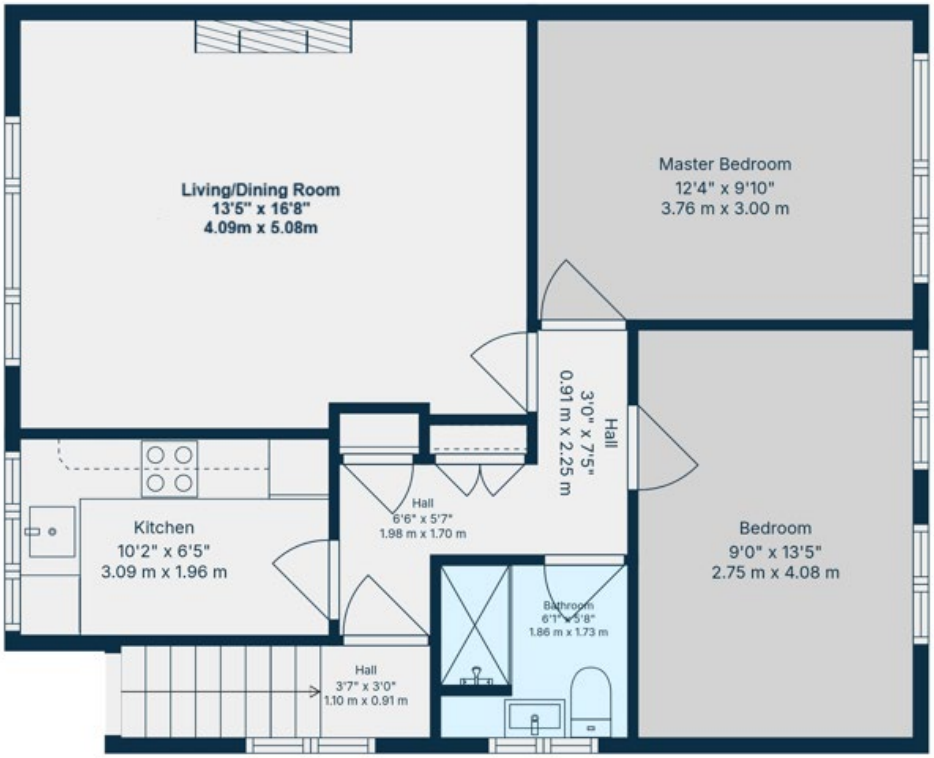
Our client has confirmed that no service charge is currently being charged.



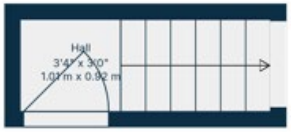








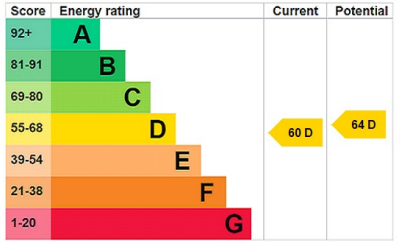
First Floor



Ground Floor

Total: 705 sq. Ft, 65 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.



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