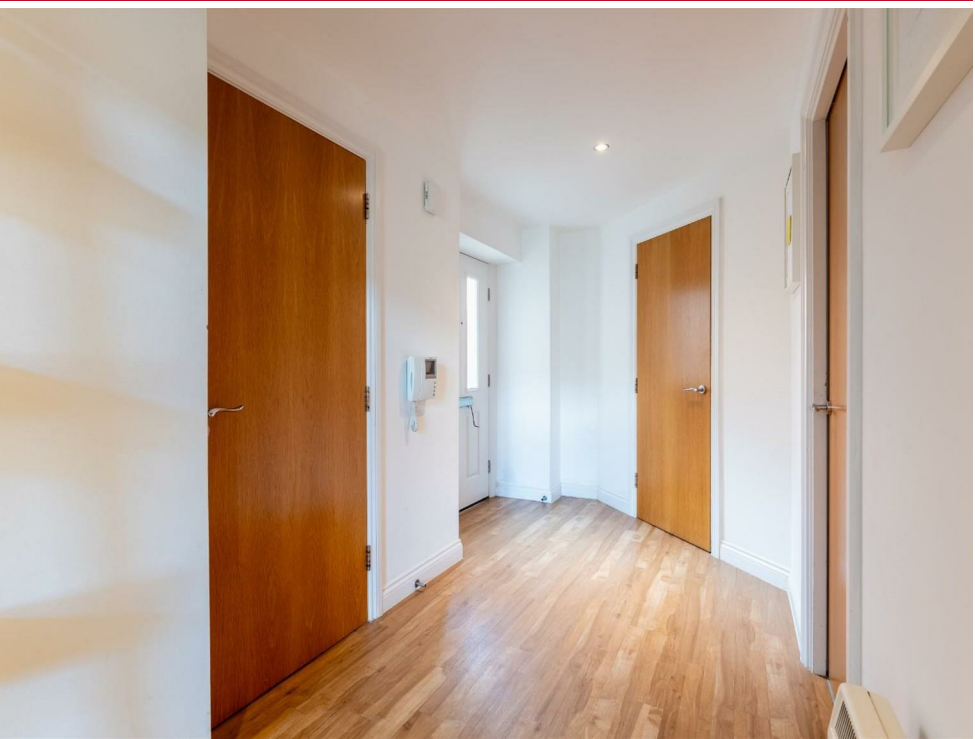


# BELVOIR!

Guide Price £310,000



## Apartment 22, Manor

, Leamington Spa CV31 3ND

**\*\* NO CHAIN \*\*** Situated in the highly sought-after Manor House Development, this stunning two-bedroom duplex apartment seamlessly blends period charm with modern convenience, boasting high ceilings and an abundance of natural light throughout.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)

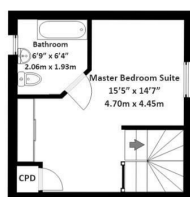


Total Living Area 67.44 square metres / 726 square feet

Ground Floor



First Floor



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## ACCOMMODATION

Upon entering, a spacious entrance hall leads into the heart of the home—an expansive open-plan living area designed for both comfort and practicality. The sleek, modern kitchen is equipped with high and low-level units, an electric hob, and integrated appliances, creating a stylish and efficient workspace. Flowing effortlessly into the bright and airy living space, this area is perfect for relaxation and entertaining alike. A well-defined dining area ensures ample room for hosting while maintaining an open and inviting ambience.

Also on this floor is a well-proportioned double bedroom, offering versatility and generous storage. Whether used as a guest room, home office, or personal retreat, this adaptable space caters to a variety of needs. A stylish shower room with WC completes the level, enhancing both convenience and functionality.

Upstairs, the principal bedroom serves as a private sanctuary, featuring fitted wardrobes and a spacious en-suite bathroom.

This exceptional duplex apartment combines character, elegance, and modern convenience, all within close proximity to Leamington Spa's vibrant town centre, excellent transport links, and an array of local amenities

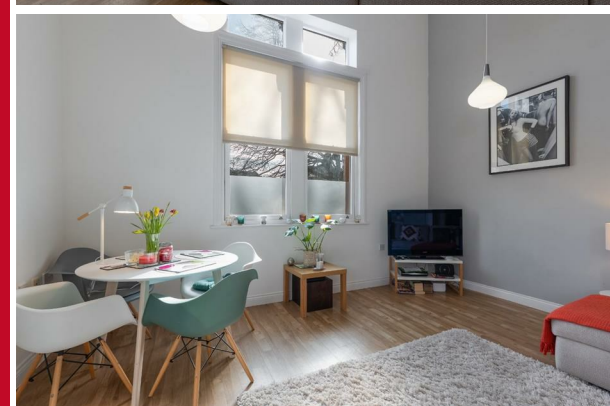
**Fixtures and Fittings** - Only those mentioned within these particulars are included in the sale.

**Information** - Mains water and electricity are believed to be connected to the property. We believe the property to be leasehold. The purchaser is advised to obtain verification from their legal advisers. **Fixtures & Fittings** Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Viewings** - Strictly by appointment through the Agents only.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.