



3 Bedroom Apartment

5

2 Guys Cliffe Avenue
Leamington Spa
CV32 6LY


MARGETTS
ESTABLISHED 1806

Offers Over £355,000

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A very exciting opportunity to acquire an impressive, and superbly situated three bedroom penthouse apartment enjoying a beautiful position with balcony and attractive views and flexible three bedroom accommodation. With two ensuite facilities and a stunning lounge dining room, the property is offered with no upward chain with a viewing warmly commended. Long 999 year lease from 2007.

Communal Entrance

Communal front door with intercom security system, opens into the Communal Reception Entrance and Hall, with a lift and staircase rising to the top floor landing. Apartment post boxes.

Private Apartment Entrance

Private Entrance to Apartment number 5.
Entrance Vestibule with coat hooks.

Spacious Reception Hall

with double panel radiator and doors off to 2 separate cloaks/storage cupboards.

Cloakroom

with low-level WC and wash hand basin, radiator, extractor fan and downlights.

Stunning Lounge/Dining Room

20'2" x 14'9" maximum

with impressive high ceilings and double glazed French doors with windows to either side enjoying delightful views of the tree lined avenue in front and the tennis club. Electric fire setting, two double panel radiators, television aerial connection point, Velux double glazed roof light, tv and phone points.

Balcony

with attractive views to the front.

Part Open Plan Fitted Kitchen

12'2" x 6'2"

with work surfacing incorporating a one and a 1/4 bowl single drainer sink unit with mixer tap and a four ring gas hob. Base units beneath incorporating a Bosch full size dishwasher and integrated AEG washer dryer. Two large cupboards incorporating pull-out spice rack and Neff electric oven. Eye-level wall cupboards and shelving including cooker hood. Breakfast bar with base beneath leaving space for appliance. Integrated fridge, double panel radiator, double glazed window to the side.

Bedroom One - Rear

15'3" max' red' to 12'5" x 9'3" excl' wards'

with double glazed roof light, double panel radiator, double glazed sash window affording views across the rear garden and the measurements exclude two double door fitted wardrobes, each with shelving and hanging rail. Further Shelving.



Ensuite Four Piece Bathroom

with white suite having panelled bath, wash hand basin, low-level WC, and separate tiled shower cubicle with adjustable shower, double glazed roof light, heated towel rail, shaver point, extractor fan and down lighters.

Bedroom Two - Side

12'4" max' red' to 9'0" x 9'4"

with double glazed window, double panel radiator, access to roof space and the measurements exclude a double door fitted wardrobe with hanging rail and shelf and airing cupboard housing the Worcester gas fired central heating boiler.



Ensuite Shower Room

with fully tiled shower cubicle, wash hand basin with mixer tap and cupboard beneath, low-level WC, heated towel rail, full height tiled walls and downlights, extractor fan and shaver point.



Bedroom Three - Rear

9'4" x 8'7"

with double glazed roof light and double panel radiator, TV point and telephone point.

Outside

There are communal gardens to both front and rear and to the front of the property there is one allocated car parking space. Bin Store.

GENERAL INFORMATION

The Property is Leasehold. 999 years from 1st Jan 2007.

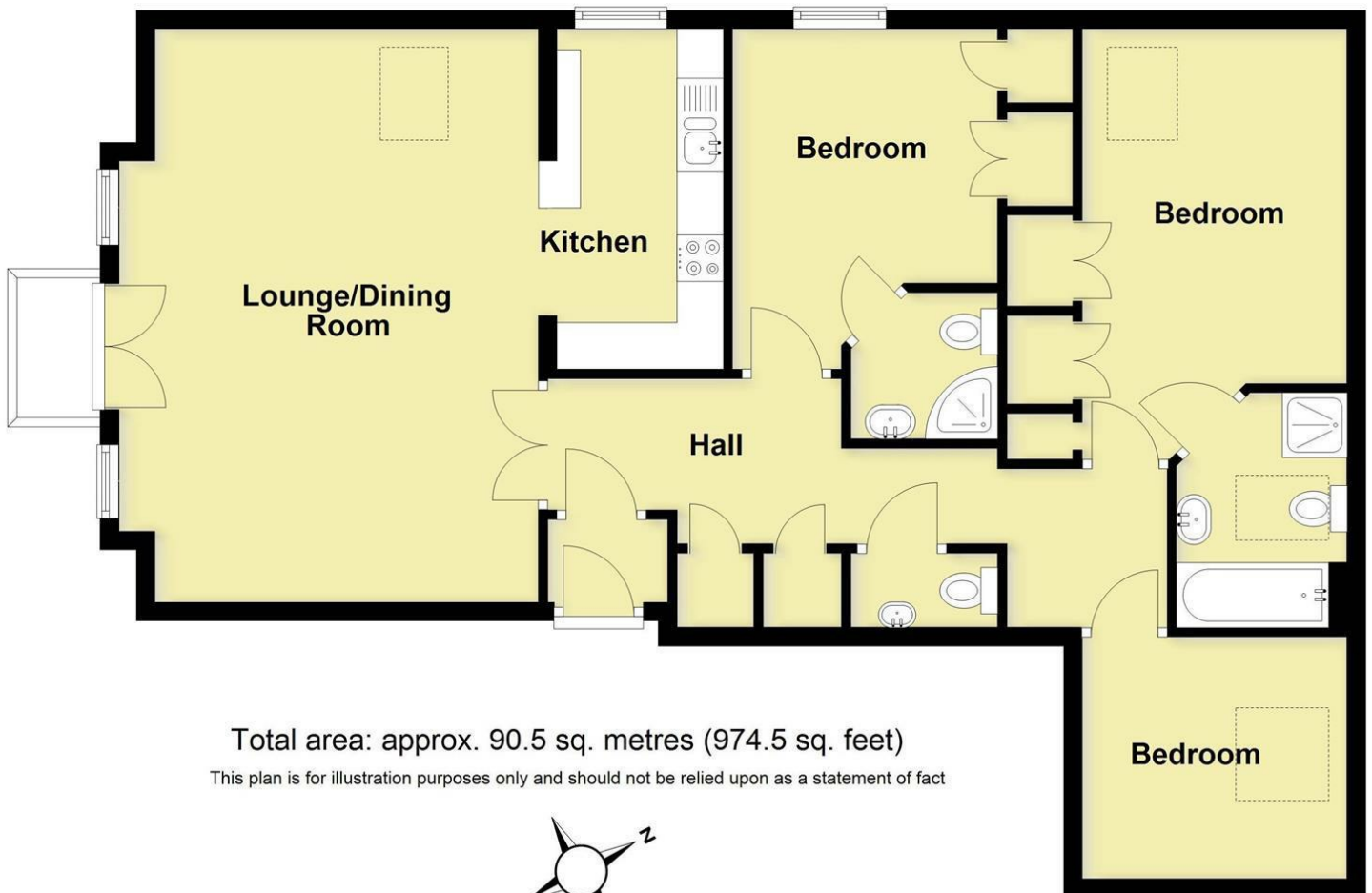




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Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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