



**Connells**

Avenue Road  
Leamington Spa





### Property Description

Stylish one bedroom apartment within the gated historic Manor House for sale with no onward chain!

Set within the beautifully restored Manor House, a striking period conversion in the heart of Leamington Spa, this first floor one bedroom apartment offers light and airy accommodation, convenience and modern living.

The property features a spacious open plan lounge, kitchen dining area bathed in natural light from the tall bay sash window that highlights the buildings historical charm. The double bedroom includes built in wardrobes for practical storage, and the stylish shower room completes the accommodation.

Further benefits include allocated parking, secure access via remote controlled electric gate and the rare advantage of being sold with no onward chain, making it an ideal purchase for first time buyers, investors, or anyone looking for a centrally located, move in ready home.

### Communal Entrance

Well-maintained communal entrance with stairs to all floors.

### Entrance Hallway

Welcoming entrance hallway having a telephone entry system, an electric storage heater and a built-in cupboard housing the hot water system.

### Open Plan Lounge/Kitchen/Diner

16' 11" max x 16' 11" max into bay ( 5.16m max x 5.16m max into bay )

Boasting high ceilings and ample natural light consisting of double glazed bay sash windows to the side elevation and two electric storage heaters.

The kitchen is fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink

and drainer unit. Integrated appliances include; an electric oven, Smeg electric hob with cooker hood over, a dishwasher and a fridge/freezer, whilst also including a fitted washing machine.



## Bedroom

10' 2" max x 13' 3" max into wardrobe ( 3.10m max x 4.04m max into wardrobe )

Double bedroom having a fitted wardrobe with sliding doors, an electric storage heater and tall sash window to the front elevation.

## Shower Room

Modern shower room fitted with a white three piece suite comprising of a wash hand basin, corner shower and a low level W/C. Having partly tiled walls, ceiling spotlights, a shaver point and an extractor fan.

## Communal Grounds

The property is set within stunning and beautifully maintained communal grounds. Also benefiting from a secure remote controlled electric gate.

## Bike Store

Benefitting from a secure bike storage facility situated at the back external of the apartment.

## Parking

Allocated parking space numbered no. 6.

## Lease Information

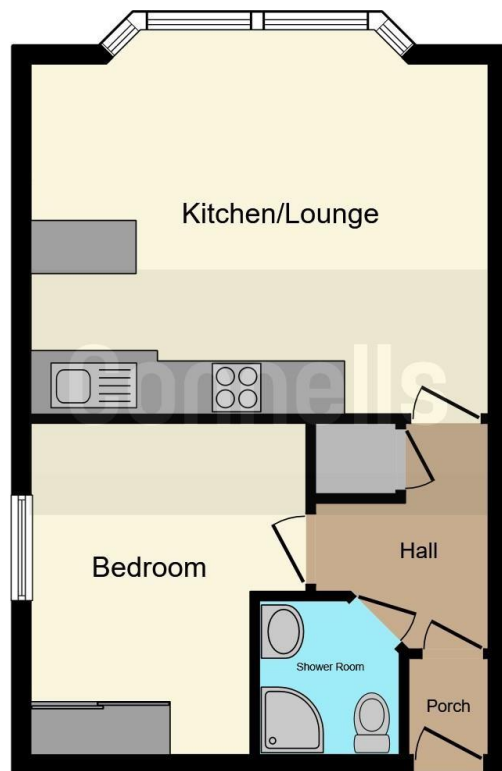
The property is leasehold with a lease length of 125 years from 1st December 2004. The property is subject to management costs to include an annual ground rent of £286 and an annual service charge of £1,408 (building's insurance included in this charge). Regarding having pets, our seller advises this can be enquired with the management company. The building has also undergone a complete external painting. Further information available upon request.

## Seller's Comment

I was drawn to the building after staying there when it was originally a hotel. The building has a lot of history, pictures within the hallways highlighting the location of the world's first lawn tennis courts which were located within the grounds. This property has been a good investment property for myself with a monthly rent of £925, with the understanding I could also achieve more rental income per month in the current rental market.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: D

Council Tax  
 Band: A

Service Charge:  
 1408.00

Ground Rent:  
 286.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314446](http://connells.co.uk/Property/SPA314446)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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