



Connells

Manor Court
Leamington Spa



Property Description

A stunning newly renovated second floor apartment offered for sale with no onward chain!

Located in the heart of Leamington Spa, this impeccable two double bedroom apartment boasts newly renovated accommodation completed to an exceptionally high standard this year.

Key features:

Welcoming communal entrance with lift access providing a convenient and secure entry.

Open plan lounge dining room, perfect for relaxing and entertaining with patio doors leading to the balcony.

Newly fitted kitchen complete with sleek fixtures and fittings.

Two double bedrooms both with fitted wardrobes.

Newly fitted bathroom providing a modern and luxurious space for daily routines.

New carpets and flooring throughout

New Washing Machine

Additional benefits:

Private resident parking is available to the front of the building.

Garage en-bloc offering useful additional storage.

For sale with no chain, allowing for a smooth transaction.

Private balcony perfect for relaxing or alfresco dining.

This fantastic apartment offers immaculate accommodation, newly renovated to a beautiful standard within a prime town centre location!

Communal Entrance

Well-maintained communal entrance with stairs and a lift to all floors.

Entrance Hallway

Welcoming entrance hallway having a built-in storage cupboard, an electric radiator and doors to all rooms.

Open Plan Lounge/Diner

23' x 11' 9" max (7.01m x 3.58m max)

Benefitting from ample natural light, consisting of an electric radiator, a double glazed window to rear elevation and sliding patio doors leading to the balcony.

Kitchen

Newly fitted kitchen with wall and base units and complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an eye-level electric oven, electric hob with cooker hood over, a dishwasher and a fridge/freezer, with a new freestanding washing machine. Comprising a double glazed window to rear elevation.

Bedroom One

13' 8" x 10' 3" max (4.17m x 3.12m max)

Generously sized double bedroom having fitted wardrobes, an electric radiator, a door to the balcony and a double glazed window to front elevation.

Bedroom Two

9' 2" max x 13' 9" (2.79m max x 4.19m)

Generously sized double bedroom having fitted wardrobes, an electric radiator and a double glazed window to front elevation.

Bathroom

Newly fitted bathroom comprising a three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Housing the hot water tank and having partly tiled walls and a double glazed window to rear elevation.

Communal Gardens

Set within lawned and well maintained communal grounds.

Parking

Residents parking available to the front of the building.

Garage En Bloc

Connells advise an internal inspection of the garage has not yet been carried out. Comprising up and over door.

Lease Information

The property is being sold with a share of the freehold. The lease length of 1,034 years from 29th September 1969. The property is subject to management costs to include an annual service charge of £2,609. Further information available upon request.

Agent's Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





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

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D

Council Tax
 Band: C

Service Charge:
 2609.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA314517

This is a Leasehold property with details as follows; Term of Lease 1034 years from 29 Sep 1969. 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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