

MANOR HOUSE, LEAMINGTON SPA CV31 3ND



A TWO DOUBLE BEDROOM APARTMENT IN THE PRESTIGIOUS COMPLEX OF MANOR HOUSE.

- NO CHAIN
- TOWN CENTRE APARTMENT
 - ALLOCATED PARKING
 - ENTRANCE HALLWAY
 - MASTER EN-SUITE
- FURTHER DOUBLE BEDROOM
- SPACIOUS KITCHEN/DINER
 - BATHROOM
 - LIFT ACCESS
- SECURE GATED ENTRANCE

2 BEDROOMS

OFFERS OVER £250,000

**** NO CHAIN**** A rare opportunity to acquire an impressive apartment with NO CHAIN with sensational views over Leamington Spa. The property provides spacious two bedroom and two bathroom accommodation including open plan lounge dining kitchen arrangement with fully fitted kitchen with appliances. The property also includes secure allocated car parking facility which is unusual for this particular development. The current owners have kept the property up to date and to modern standards.

Manor house has a lift and secure intercom system.

We recommend viewing immediately for anyone looking for a property within walking distance of the town centre or train station.

The vendor has informed us that there are 111 years remaining on the lease, ground rent is £286.47 per annum and the service charge is £206 per month. It is the responsibility of the buyer to check this information via their chosen solicitors.

Front

Manor House is accessed via a secure entry code gated system, which allows access to the communal areas and allocated parking.

Entrance Hallway

Providing access to all rooms, with spotlights to ceiling, smoke alarm and telecom phone system to wall. Added advantage of two storage cupboards.

Lounge/Kitchen 17'1" x 14'11" (5.21 x 4.55)

With two dual aspect double glazed windows to both sides, two storage heaters, light points and spotlights to ceiling, breakfast island bar with storage, sink, integrated oven and hobs with extractor. Integrated fridge and freezer, integrated dishwasher and washing machine. Kitchen worktop with multiple storage cupboards above and below.

Bedroom One 12'5" x 9'9" (3.81 x 2.99)

With double glazed window to side aspect, carpet, storage heater and light point to ceiling.

En-Suite 7'8" x 5'6" (2.35 x 1.70)

With walk in shower, spot lights to ceiling, wall mounted heated towel rail, sink, low level WC and double glazed window to side.

Bedroom Two 15'5" x 13'9" (4.70 x 4.20)

With double glazed window to side aspect, storage heater, carpet and light point to ceiling.

Bathroom 7'6" x 5'6" (2.30 x 1.70)

With spotlights to ceiling, sink, low level WC, bath with shower and wall mounted heated towel rail.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

GENERAL INFORMATION**Services**

Mains water and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

The vendor has informed us that there are 109 years remaining on the lease, ground rent is £286.47 per annum and the service charge is £206 per month. It is the responsibility of the buyer to check this information via their chosen solicitors.

Viewings

Strictly by appointment through the Agents on (01926) 430553

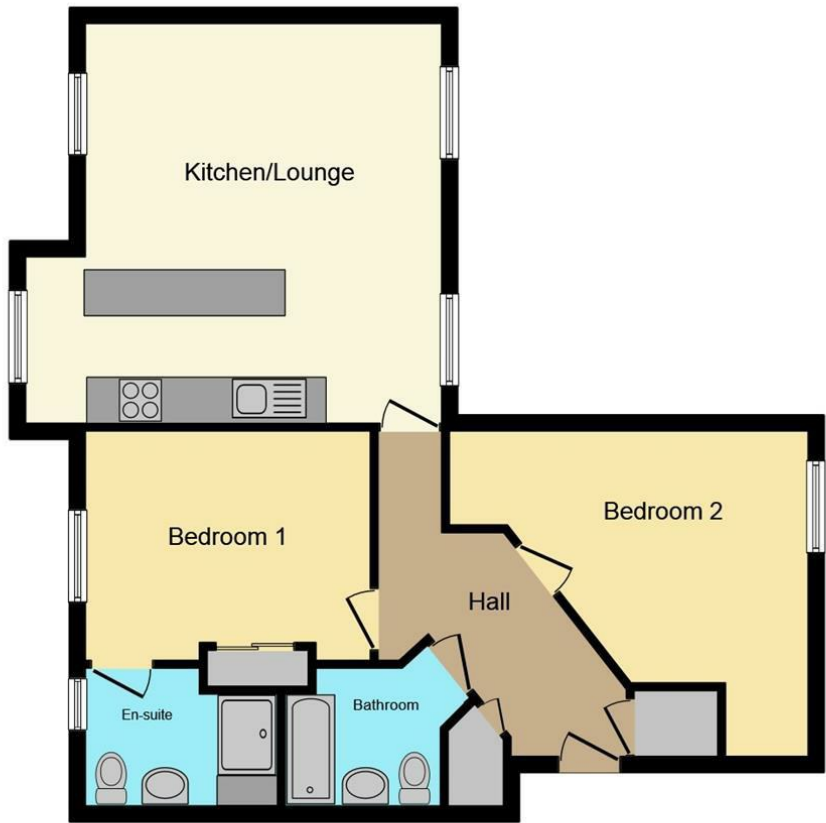












Floor Plan

Floor area 70.0 sq. m. (753 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

