

**FOR SALE**



**Avenue Road, Leamington Spa**  
**£460,000**

  
**MARTIN&CO**





## Avenue Road, Leamington Spa

2 Bedrooms, 2 Bathroom

£460,000

- Two spacious double bedrooms
- Light spacious open plan living area
- En-suite primary bedroom
- Extensive private terrace
- Immaculately presented

This stunning two bedroom ground floor apartment is full of character and charm, boasting spacious open plan living leading seamlessly onto an extension private terrace. Two generous bedrooms, with en-suite shower room and further bathroom. Perfectly located a short walk from the town centre and all its amenities, as well as Victoria Park and the train station.



Originally built in 1901, a well-established landmark in Leamington Spa. Despite various changes of use since its completion over a century ago, the building still boasts a wealth of original period features from arched doorways to ornate cast-iron radiators. The conversion of the building took place in 2014 creating luxurious and modern apartments finished to a very high standard promoting a high end, contemporary lifestyle, in arguably the most sought after development in the town.



**APPROACH** Original wrought iron gates secure the property on the street, with a high tech intercom system connecting visitors to each apartment, with phone and video link. There is a well kept communal garden area between the gated entrance and glass doors where there is also another intercom system. From here you enter into the central communal courtyard area, which originally had an atrium roof, but has since been developed so that all the residential units can be directly accessed from this space.

**ENTRANCE** Number 1 The Old Library is located to the rear of the building and accessed via a locked gate allowing entry to the apartment across the private terrace.

## OPEN PLAN KITCHEN LIVING ROOM

**KITCHEN AREA** With a range of contemporary wall and base mounted units complementary work surface with stainless steel sink and integrated drainer unit, with an integrated fridge and freezer, dishwasher, built in electric oven and built in microwave oven. Breakfast bar island with four ring electric induction hob with over-head extraction. Wall mounted video entry system, spot lighting, central heating radiator, cupboard with space and plumbing for washing machine, wall mounted central heating boiler and electric fuse box,

**LIVING AREA** Feature windows to the rear, spot lighting, oak wood flooring, feature exposed brick work and double doors leading onto the terrace.



**PRIMARY BEDROOM** Large feature window to the rear, with carpeted flooring, built in wardrobes, spot lighting and central heating radiator.

**EN-SUITE BATHROOM** Tiled flooring with under floor heating, low level WC, two wash hand basins with mixer taps, spacious shower enclosure with wall mounted shower controls and rain fall shower attachment, ceramic tiling to the walls, extractor, heated towel rail, spot lighting and mirrored vanity unit.

**BEDROOM TWO** Large feature window to the rear, with carpeted flooring, built in wardrobes, spot lighting and central heating radiator.

**BATHROOM** A tranquil bathroom, tiled flooring with under floor heating, low level WC, wash hand basin with mixer tap, bath with shower screen, ceramic tiling to the walls, wall mounted shower controls, extractor, heated towel rail, spot lighting and mirrored vanity unit.

**GATED PARKING** Located to the rear, through secure electric gates, there is allocated parking and further on road, permit parking available.

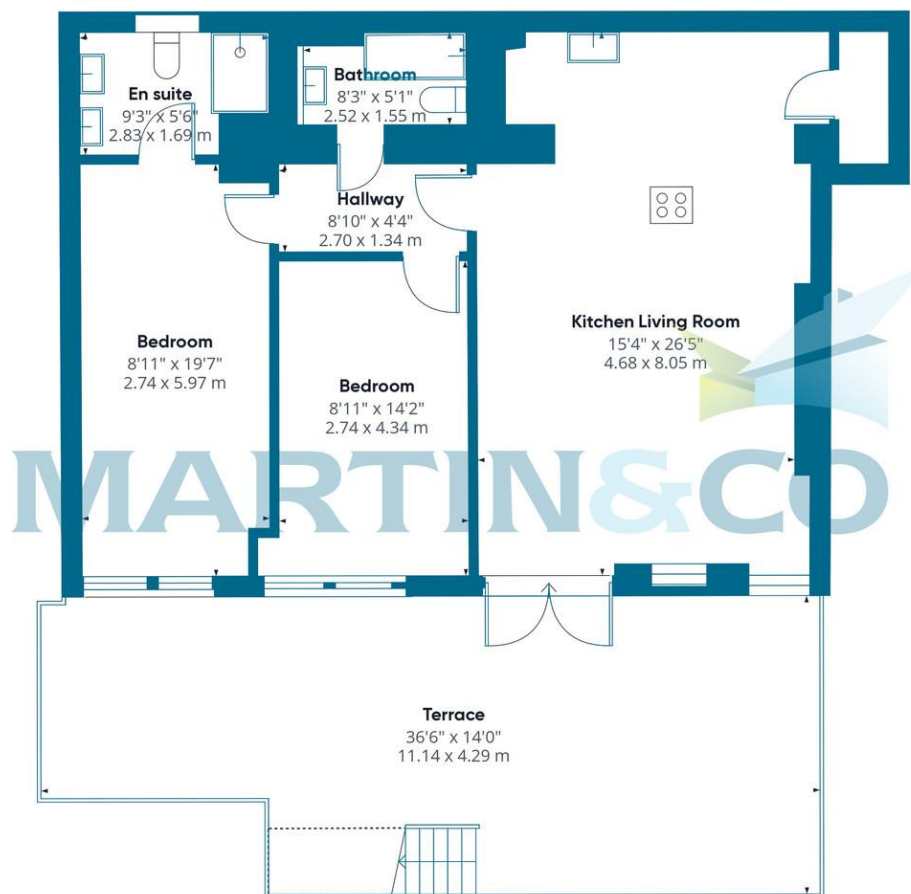
**TENURE** The property is being sold with a share of the Freehold with approximately 990 years remaining on the lease, with no ground rent and the current service charge is approximately £3887.00 per annum, this information should be checked and verified by your legal representative.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |







**Approximate total area**

853.26 ft<sup>2</sup>

79.27 m<sup>2</sup>

**Balconies and terraces**

466.51 ft<sup>2</sup>

43.34 m<sup>2</sup>

## Martin & Co Leamington Spa

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.