

FOR SALE



Avenue Road, Leamington Spa

2 Bedroom, 2 Bathroom, Apartment

£325,000

MARTIN&CO



- Two double bedrooms
- Ground floor apartment
- Open plan kitchen living room
- En-suite primary bedroom
- Well presented
- Patio area
- Town centre location

A modern, bright and spacious ground floor apartment, perfectly situated in the heart of Leamington town centre and just a short walk to the station. Set back from the main road in this sought after development the property benefits from two double bedrooms, spacious open plan living area, en-suite primary bedroom, paved patio area accessed from the living room, fantastic communal gardens and secure allocated parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

APPROACH Set back from the main road and accessed through electronic gates a paved pathway leads through the communal gardens to the communal entrance door.



COMMUNAL ENTRANCE With entrance door to the side, well maintained and presented communal area, the apartment is located on the ground floor and private entrance door provides access to the apartment.

HALL 7' 4" x 3' 8" (2.24m x 1.12m) With wooden door from the communal hallway, wall mounted electric panel heater, video entry system, cupboard housing Palsa Coil hot water heating system, LED spot lights, wood flooring and doors leading into the open plan living room, bedrooms and bathroom.

OPEN PLAN KITCHEN / LIVING ROOM 26' 1" x 15' 4" (7.95m x 4.67m) A 'Wellman' kitchen with a range of wall and base mounted units with complementary work surface over incorporating a stainless steel sink and draining unit with Britta filtered mixer tap, integrated AEG dishwasher and washer dryer, built under Smeg electric oven with four ring Bosch induction hob and stainless steel Smeg cooker hood above, integrated Siemens fridge and Beko freezer, LED spot lights and metro tiled splashback.

LIVING ROOM With double glazed Rationel window and double opening French doors providing access to the patio and over-looking the gardens, wall mounted feature electric fire, two wall mounted electric panel heaters, Sky satellite point, telephone point and wood flooring.



PRIMARY BEDROOM 12' 10" x 11' 3" (3.91m x 3.43m) With double glazed windows to the side and rear with privacy film, fitted wardrobes, wall mounted electric panel heater, television and telephone point and door leading into the en-suite.

EN-SUITE 8' 9" x 3' 3" (2.67m x 0.99m) White suite with shower cubicle with wall mounted shower controls and shower above, low level W/C, wash hand basin, Porcelanosa tiling to the walls, shaver point, heated towel rail, LED spotlights and extractor fan.

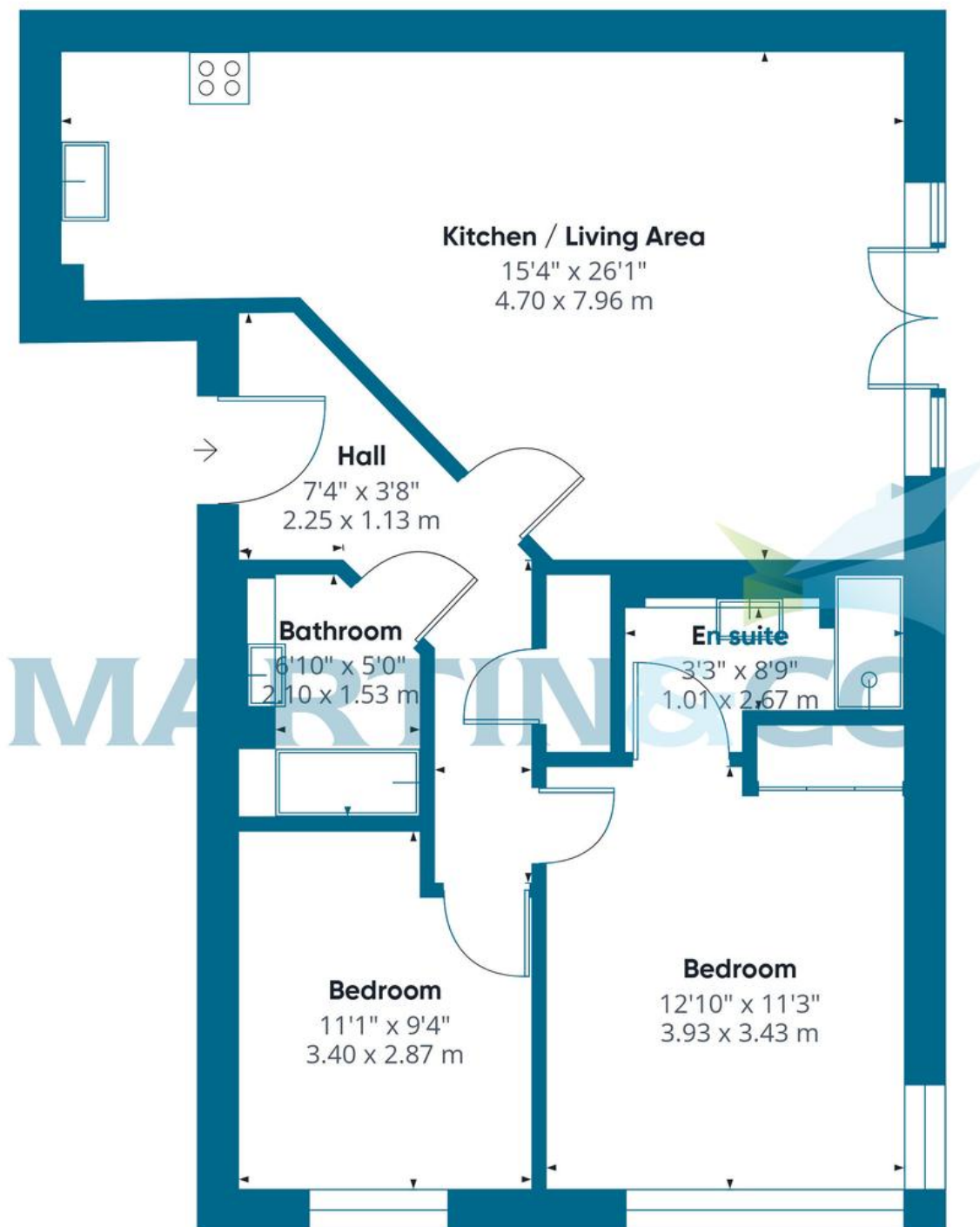
BEDROOM TWO 11' 1" x 9' 4" (3.38m x 2.84m) With double glazed window to the rear with privacy film and wall mounted electric panel heater.

BATHROOM 6' 10" x 5' 0" (2.08m x 1.52m) White suite with panelled bath and shower screen, wall mounted Grohe shower, low level W/C, wash hand basin, Porcelanosa tiling to the walls, shaver point, heated towel rail, LED spotlights and extractor fan.

OUTSIDE Communal gardens with enclosed barbeque area, secure bicycle store and allocated parking space.

TENURE The property is leasehold with 125 years from 1st December 2004 with a ground rent of £250 and a bi-annual service charge of approximately £2,765, this information should be checked and verified by your legal representative.





Approximate total area

748 ft²
69.3 m²

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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.