

Your Property - Our Business

**ehB**  
RESIDENTIAL



## 45 Kinmond Court, Leamington Spa, CV32 4QU

A particularly well presented second floor one bedroomed retirement apartment which has recently undergone considerable improvement including upgraded kitchen and redecoration throughout, in this highly regarded town centre retirement development.

**£90,000**



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CV32 4QU**

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### **Kinmond Court**

Is a purpose built retirement development of 58 apartments arranged over four floors originally constructed in 1995 in this popular and convenient town centre location. The development offers all the usual retirement facilities including house manager, pull cord emergency care line system, communal lounge, communal laundry, visitors suite, car parking and lift to all floors.

### **The Property**

Is a particularly well presented second floor apartment pleasantly sited within the development which has been subject to complete redecoration including new carpets and upgraded kitchen. The property is offered with immediate vacant possession and inspection is highly recommended.

In further detail the accommodation comprises:-

### **Living Room**

11' x 17'7" reducing to 11'8" (3.35m x 5.36m reducing to 3.56m) With timber framed double glazed window to rear elevation, Fischer electric remote controlled heater, coved cornicing, a range of fitted furniture.

### **Refitted Kitchen**

7' x 7'7" (2.13m x 2.31m) With extensive range of gloss white faced base cupboard and drawer units with complementary Corian work surfaces and returns with matching range of high level





cupboards, sink unit and mixer tap, Blomberg ceramic hob unit with extractor hood over, built in fridge/freezer, coved cornice.

### Bedroom

8'8" x 12'6" with fitted wardrobes (2.64m x 3.81m with fitted wardrobes) With an attractive range of contemporary bedroom furniture with wardrobes to either side of bed position, high level cupboards over, two bedside tables which can be removed to allow a double bed, dressing table/desk, double glazed window to rear, further Fischer electric remote controlled heater.

### Bathroom

Currently fitted as a shower room with large shower, wash hand basin set into vanity unit, low level WC, splashback tiling, extractor fan, wall light and light over mirror, electric towel rail.

### Outside

There are communal gardens principally to the rear of the property and a communal car park.

### Tenure

The property is held on a leasehold arrangement with further details on request.

### Services

All mains services are believed to be connected with the exception of gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

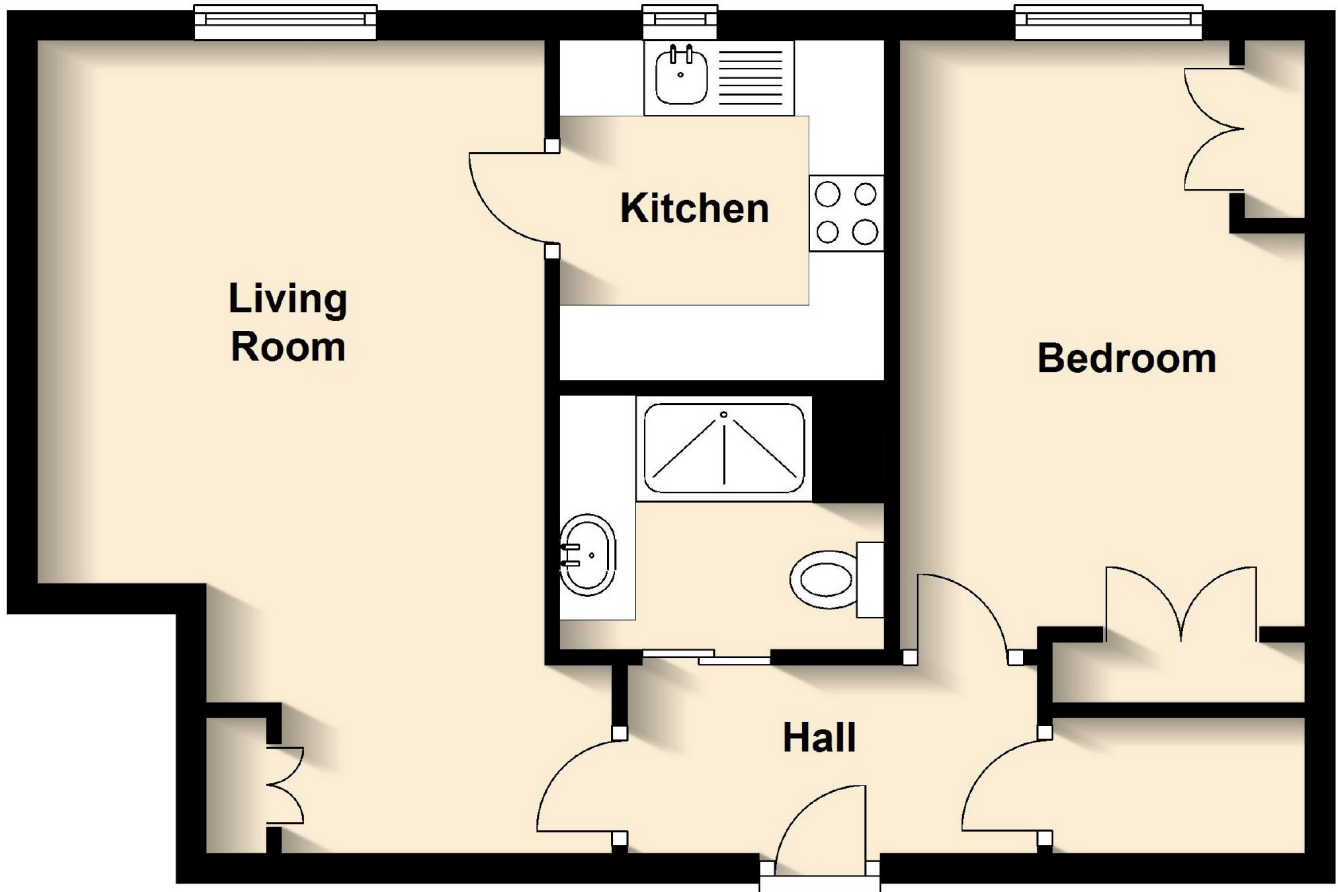
The property can be approached by proceeding East from our office via Warwick Street turning right into Kenilworth Street. Kinmond Court will be found located on the left hand side.

### Kinmond Court

Kenilworth Street  
Leamington Spa  
CV32 4QU

## Second Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		82	85
EU Directive 2002/91/EC			

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144

ehbresidential.com

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL

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