



Cleveland Court, Leamington Spa

Ideal investment or first time buyer opportunity to acquire a well maintained second floor one bedroom apartment including garage in this highly regarded north Leamington Spa location.

Price guide
£175,000



Cleveland Court, Leamington Spa

Price guide
£175,000

Cleveland Court

Is a purpose built 1960's built development of self-contained apartments of varying sizes set in pleasant communal grounds with non-designated car parking in addition to garaging. The development is conveniently sited to the north of the town centre within easy reach of an excellent range of local facilities and amenities including shops, schools and recreational facilities. Cleveland Court has consistently proved to be very popular.

ehB Residential are pleased to offer number 6 Cleveland Court which is an opportunity to acquire a

well maintained second floor apartment, providing well proportioned one bed roomed accommodation which includes electric heating and sealed unit double glazing and features a re-fitted kitchen and shower room/WC. It also includes a garage located in the block to the rear of the development and is offered with immediate vacant possession. The agents consider will appeal ideally to first time buyers and investors. Inspection recommended.

In detail the accommodation comprises:-

Communal Entrance Hall

With intercom system and staircase leading to...

Private Entrance Hall

With night storage heater and connection, dado rail and cloaks cupboard.

Lounge / Dining Room

17' x 9' (5.18m x 2.74m) With night storage heater and connection, picture window, TV point, fireplace feature with ornamental electric fire, dimmer switch.

Re-Fitted Kitchen

8'9" x 9'10" (2.67m x 3.00m) With a range of base cupboard and drawer units, rolled edge work surfaces,



tiled splashbacks, matching range of high level cupboards, inset single drainer stainless steel sink unit with mixer tap, built in oven and four ring ceramic hob unit with extractor hood, tiled floor, spotlights, Venetian blind and plumbing for automatic washing machine.

Bedroom

10'9" x 9' (3.28m x 2.74m) With electric wall mounted radiator.

Shower Room / WC

7'6" x 7'3" (2.29m x 2.21m) Half tiled with one fully tiled wall, with oversized shower cubicle and Triton shower unit, vanity unit with wash hand basin, mixer tap, low flush WC, airing cupboard, lagged cylinder and immersion heater and electric heated towel rail.

Outside

There are pleasant communal gardens to both front and rear of the property, non-designated car parking facility and garage located in a block to the rear of the property.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to

confirm this. Further details upon request.

Services

All mains services are connected to the property with the exception of gas. We have not tested the 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

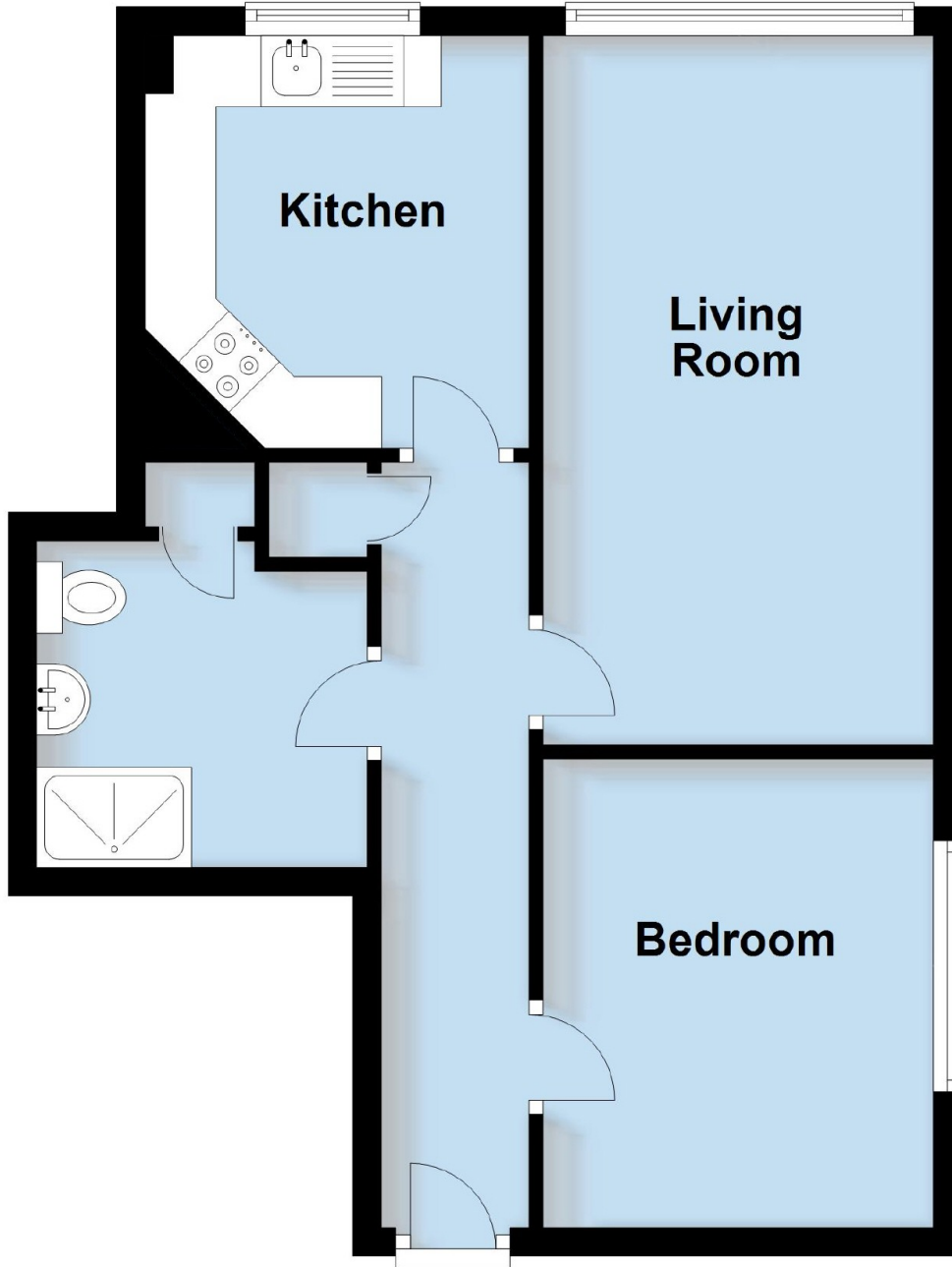
Proceeding north from the office via Clarendon Place, take the right hand turning onto Clarendon Avenue. At the roundabout take the first exit into Kenilworth Road. Crossing Lillington Avenue at the traffic lights, Cleveland Court will be found located on the left hand side identified by a agents for sale board.

6 Cleveland Court

Kenilworth Road
Leamington Spa
CV32 6JA

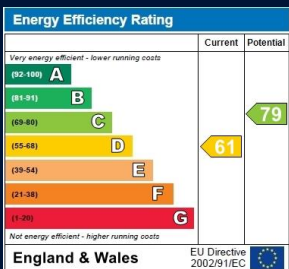
Second Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 43.7 sq. metres (470.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.