

**ehB**  
RESIDENTIAL

Your Property - Our Business



Flat 15, Avon Court, 51, Kenilworth Road, Leamington Spa

£87,500





A well presented, recently recarpeted, first floor, one bedroom retirement apartment, situated in this convenient location. The property will benefit from a newly extended lease.

#### Avon Court

Comprises of a personal retirement property with later addition to the rear, designated for over 55 living. Sited to the north of the town centre off the Kenilworth Road. This particular property is neutrally decorated throughout and recently re-carpeted with a modern kitchen, upvc double glazing and gas radiator heating.

NO UPWARD CHAIN. VACANT POSSESSION.

#### Briefly Comprising;

Communal entrance vestibule and hallway, stairs and lift to communal first floor, private first floor landing, large living/dining room, modern fitted shaker style kitchen, large double bedroom and white fitted bathroom with shower over bath, gas radiator heating, upvc double glazing. Communal pleasant gardens, non-designated communal car parking facility, guest suite facility, Over 55's only.

#### The Property

Is approached via the...

#### Communal Entrance

With video entry phone point to side giving access to...

#### Entrance Vestibule

Which in turn leads to communal hall and stairwell leading down to the lift point, which has lift rising up to first floor communal landing.

#### Entrance Hallway

Door to private entrance hallway, door to useful shelved storage cupboard, emergency pull cord.

#### Living Room

11'11" x 16'4" (3.63m x 4.98m)

With upvc double glazed window to side elevation, radiator feature, Dimplex wall mounted plug-in electric heater, fire with remote control. Door to...

#### Modern Fitted Kitchen

With a range of cream shaker style base units with





contrasting working surface over and splashback tiling, pair of eye-level wall cupboards, space for tall fridge freezer, space for electric cooker, door concealing Zanussi washing machine, wall mounted Worcester combination boiler, upvc double glazed window to side elevation.

#### Bedroom

9'6" x 12'1" (2.90m x 3.68m)

With upvc double glazed window, radiator, coved corning.

#### Bathroom

Attractively fitted with a suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted Triton Enrich electric shower, radiator, emergency pull cord.

#### Outside

There are pleasant communal gardens and grounds

surrounding the development, particularly to the rear, including a drying area and non-designated communal car parking facility.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. There is a service charge of £239.09 per month and currently a ground rent of £60 per annum. We understand there to be 59 years remaining of a 99 year lease.

However it is understood that upon completion there will be a 990 year lease extension added to the unexpired term - giving a total of approx 1049 years, with a ground rent of £0. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property including 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.

#### Council Tax

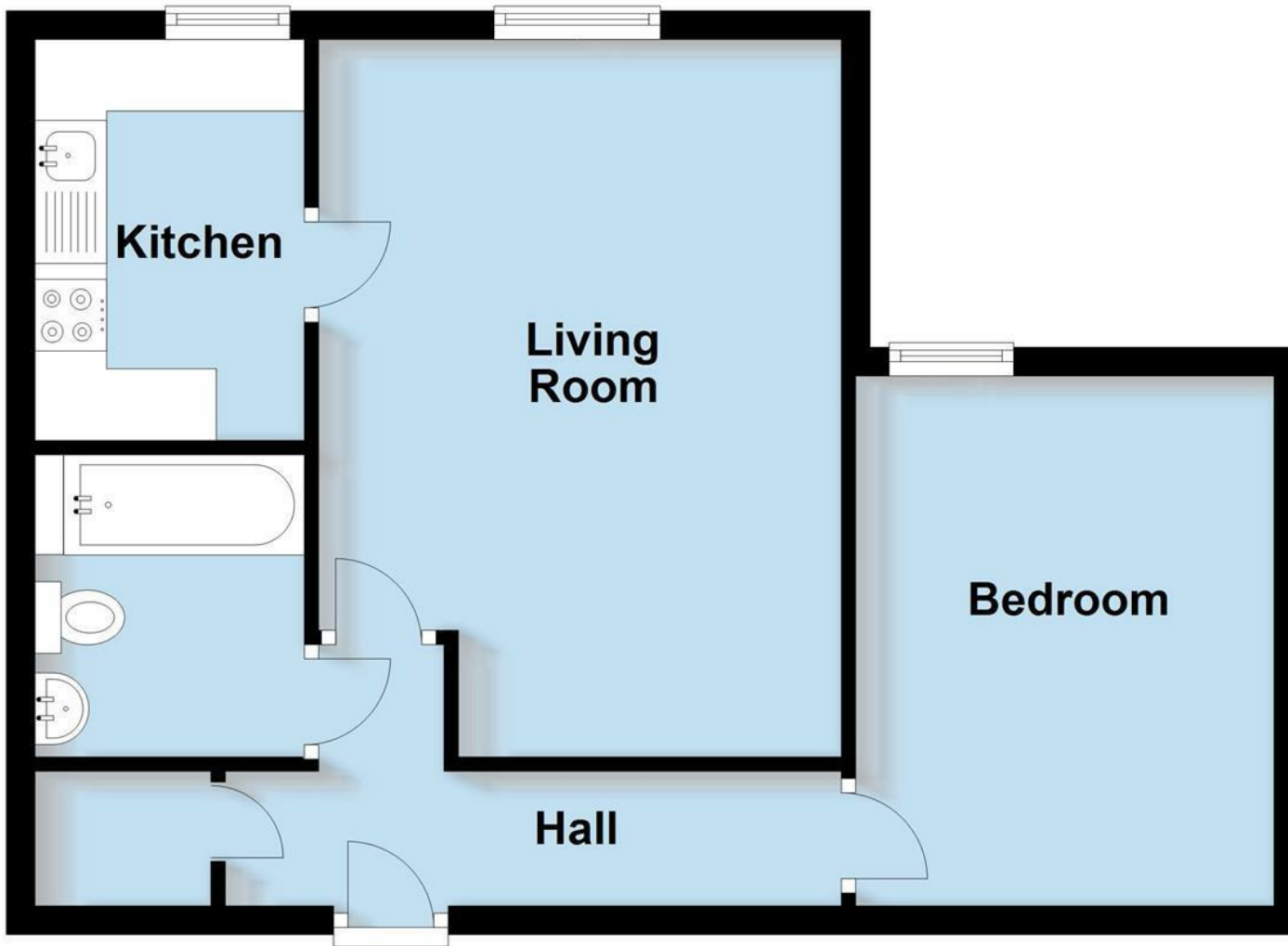
Council Tax Band B.

#### Location

Flat 15, Avon Court  
51 Kenilworth Road  
Leamington Spa  
CV32 6JH

# First Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 45.2 sq. metres (486.8 sq. feet)

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

Your Property - Our Business

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

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

01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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