

**ehB**  
RESIDENTIAL

Your Property - Our Business



Flat 6, Ambassador Court, 42, Kenilworth Road, Leamington Spa



A spacious and well presented, three double bedroomed ground floor apartment, situated in this highly sought after location and of a rare size available for this type of property. Boasting double garage and additional single garage.

#### Briefly Comprising;

Communal entrance hallway, large private entrance hallway with cloakroom/WC, three storage cupboards, large living room with semi open plan dining room, fully fitted kitchen with integrated appliances, master bedroom with comprehensive

range of fitted wardrobes, additional second double bedroom with fitted wardrobes, bedroom three/study with French door to communal gardens, white fitted bathroom, gas radiator heating, double glazing. Communal grounds and gardens, double garage en-bloc, additional single garage, communal parking facility. NO CHAIN.

#### The Property

Is approached via the communal path leading up to...

#### Communal Entrance Hallway

With personal door to the apartment, gives access to...

#### Private Entrance Hallway,

Being L-shaped with light points to ceiling, cornicing, radiator, three deep shelved storage cupboards, one acting as a linen cupboard.

#### Cloaks/WC

Fitted with a light coloured suite to comprise; low level WC, pedestal wash hand basin, full splashback tiling, radiator, extractor.





### Kitchen

13'6" x 8'7" (4.11m x 2.62m)

With upvc double glazed window, comprehensive range of limed wood finish wall and base units, with working surface over, inset one and a half bowl sink drainer unit with mixer tap, inset four point gas hob with filter hood over, double oven to side and built-in microwave, concealed fridge/freezer, additional freezer, space and plumbing for washing machine, cupboard concealing Worcester combination boiler, splashback tiling with under pelmet lighting.

### Living Room

21'8" x 14'3" (6.60m x 4.34m)

With two upvc double glazed windows to rear elevation overlooking the communal gardens, double radiator, four wall light points, fireplace surround, archways through to...

### Adjacent Dining Room

13'7" x 9'9" (4.14m x 2.97m)

Being semi open plan, cornicing, two wall light points, double radiator, upvc double glazed window, serving hatch to kitchen.



### Bedroom One (Rear)

16'3" x 12'3" inc fitted furniture (4.95m x 3.73m inc fitted furniture)

With upvc double glazed window to rear elevation, cornicing, radiator, comprehensive range of wardrobes, bedside tables with high level cupboards over to either side of bed position, additional run of drawers and dressing table, light points.



### Bedroom Two

13'3" x 11'5" inc fitted furniture (4.04m x 3.48m inc fitted furniture)

With upvc double glazed window, radiator, cornicing, comprehensive range of fitted wardrobes with shelving and hanging, wash hand basin providing vanity unit to side.

### Bedroom Three/Study

9'1" x 12'6" (2.77m x 3.81m)

With cornicing feature, double glazed, French door with window to side giving access to communal

garden, double radiator, coved cornicing, fireplace surround.

### Main Bathroom

Refitted with a white suite to comprise; bath with wall mounted Grohe shower and control over, wash hand basin set into vanity cupboard and low level WC to side with concealed cistern, towel rail, full splashback tiling, coved cornicing, extractor.

### Single Garage (No 12)

7'6" x 15'3" (2.29m x 4.65m)

With up-and-over door, fitted kitchen units for storage.

### Double Garage (No 33-34)

With up-and-over door.

### Outside

Ambassador Court is set in communal grounds and gardens with communal off-road parking facility. The garage block is approached via an





entrance off Cloister Crofts which leads into the garaging area with tarmac drive leading up to the garages.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease from 01/05/2011 with 986 years remaining. We understand leaseholders to be shareholders in the Management Company,

service charge is £1745 Per annum and ground rent is £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 E.

[Location](#)  
Flat 6 Ambassador Court  
42 Kenilworth Road  
Leamington Spa  
CV32 6JF



**Ground Floor**  
Approx. 127.3 sq. metres (1370.3 sq. feet)



Total area: approx. 127.3 sq. metres (1370.3 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>			<b>96</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(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