



10a, Clarendon Avenue, Leamington Spa

O.I.R.O £400,000



*** INVESTMENT *** A rare opportunity to acquire a town centre investment property, currently with 6 letting rooms, three of which are en-suite, functioning as a HMO with Licence till 2028. We are informed in last 12 months it has generated over £41,000 Gross income. Situated conveniently North of the town centre within easy reach of the Parade and the local conveniences.

The Property

Is approached via an entrance door leading up the stairs to the mezzanine landing, which in turn leads to the...

Main Landing for the First Floor

With radiator.

Shower Room

With white low level WC, pedestal wash hand basin, shower cubicle, Triton T80 electric shower and control, tiled floor, radiator.

Kitchen/Dining

13'8" x 16'9" (4.17m x 5.11m)

With range of high gloss base and wall units with contrasting working surface over, twin ovens, four point electric hob, filter hood, space and plumbing for washing machine, space for dishwasher, cupboard housing combi boiler, uPVC double glazed window to rear elevation, radiator.

Room One

10'0" max x 10'5" (3.05m max x 3.20m)

With uPVC double glazed window to front elevation, cornicing, radiator, door to built-in wardrobe with hanging rail.

Room Two

9'8" x 11'5" (2.95m x 3.48m)

With uPVC double glazed window to front elevation, radiator, cornicing.

Second Floor Landing

With uPVC double glazed window to rear elevation, door to useful downstairs store cupboard.

Room Three

9'6" plus d'way x 12'9" (2.90m plus d'way x 3.89m)

With uPVC double glazed window to rear elevation, radiator, wardrobes to chimney recesses, door to...

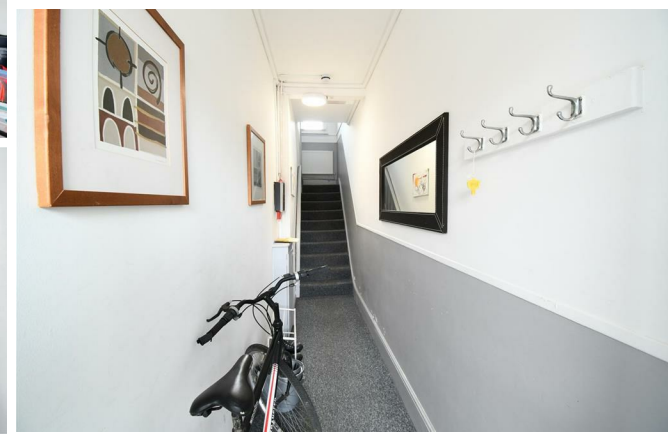
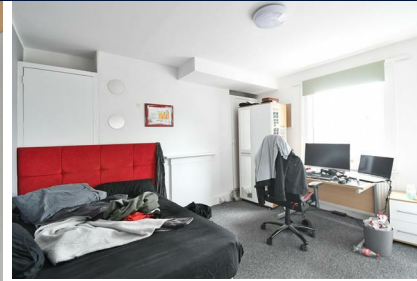
En-Suite Shower Room

Fitted with a white low level WC, wash hand basin, shower cubicle with wall mounted shower controls, splashback tiling, tiled floor, light point to ceiling.

Room Four

10'3" x 10'10" plus d'way (3.12m x 3.30m plus d'way)

With uPVC double glazed window to front elevation, radiator, double doors to built-in wardrobe with hanging rail and shelf.



En-Suite Shower Room

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, double shower cubicle with wall mounted shower and controls, splashback tiling, tiled floor.

Room Five

8'2" x 10'9" (2.49m x 3.28m)

With uPVC double glazed window to front elevation, radiator.

Room Six

12'7" exp to 18'11" x 17'1" (3.84m exp to 5.77m x 5.21m)

Approached by enclosed staircase leading to top floor, with feature angled ceiling lines, roof line double glazed windows to rear elevation with built-in blinds, small dormer window to front, electric panel heater, door to useful wardrobe with hanging rail, door to...

En-Suite Shower Room

With low level WC, pedestal wash hand basin, enclosed shower cubicle with Triton T80Z electric shower, splashback tiling.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there will be a new 999 year lease, service charge is £TBC and ground rent is peppercorn. 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 C.

Location

CV32 5PZ

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

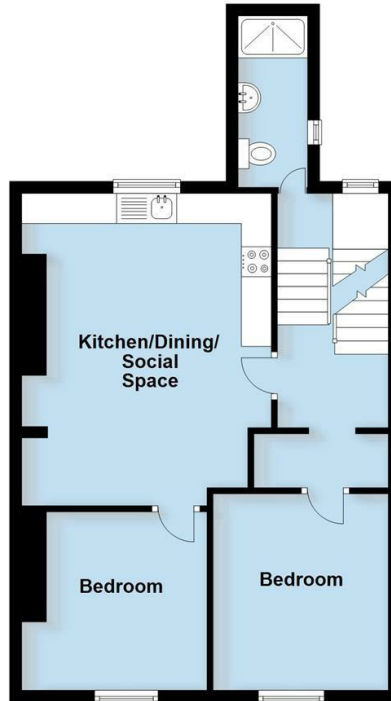
Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

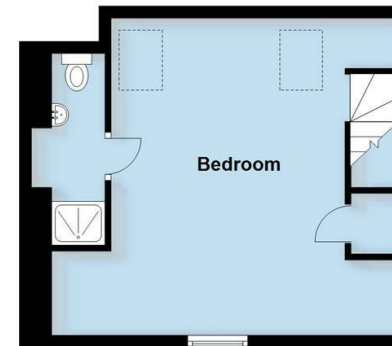
First Floor
Approx. 54.0 sq. metres (581.2 sq. feet)



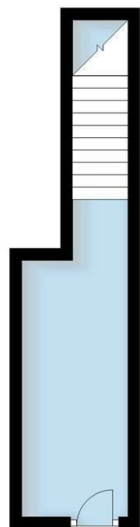
Second Floor
Approx. 50.6 sq. metres (544.4 sq. feet)



Third Floor
Approx. 31.5 sq. metres (339.1 sq. feet)



Ground Floor
Approx. 12.8 sq. metres (137.9 sq. feet)



Total area: approx. 148.9 sq. metres (1602.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact