

Your Property - Our Business

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RESIDENTIAL



15 Manor Court, Avenue Road, Leamington Spa, CV31 3NL

An excellent opportunity to acquire a well maintained 4th floor apartment in this particularly popular purpose built development, famed for its spectacular views over Leamington Spa.

£285,000



15 Manor Court, Avenue Road, Leamington Spa, CV31 3NL

The property has been subject to much recent improvement including new electric heating system, refitted kitchen and garage within this most convenient town centre location. 15 Manor Court is a particularly well maintained 4th floor apartment which provides spacious, well appointed, two bedroomed accommodation including sealed unit double glazing and recently installed new electric heating system of note. The property also includes a comprehensively refitted kitchen and shower room and features a most pleasant through lounge/dining room with balcony feature and spectacular views over the town centre. The development is surrounded by most pleasant communal gardens and includes car parking and garage. The agents consider inspection of this particularly well maintained apartment to be highly recommended.

In detail the accommodation comprises:-

Communal Entrance Hall

With lift and staircase leads to the...

Private Entrance Hall

With intercom system, double built-in cloaks cupboard with cupboard over, electric radiator.

Lounge/Dining Room

22'6" x 11'10" (6.86m x 3.61m)

With patio doors to balcony with spectacular open views, wood flooring, electric radiator, TV point, windows to two aspects.

Refitted Kitchen

9'3" x 9'6" (2.82m x 2.90m)

With extensive range of base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, tiled floor, built-in stainless steel double oven, four ring ceramic hob unit with extractor hood over, built-in fridge freezer, dishwasher, with additional plumbing for automatic washing machine, inset single drainer stainless steel sink unit with mixer tap.



Bedroom

13'10" x 10'4" (4.22m x 3.15m)

With three double wardrobes with hanging rails, cupboards over, electric radiator, coving to ceiling, open views.

Bedroom

13'10" x 8' (4.22m x 2.44m)

With electric radiator, coving to ceiling, open views.

Refitted Shower Room/WC

9'9" x 8'3" (2.97m x 2.51m)

Being fully tiled with walk-in shower enclosure, electric shower unit, vanity unit incorporating wash hand basin, mixer tap, low flush WC, bidet, chrome heated towel rail, airing cupboard with lagged cylinder and immersion heater, mirrored medicine cabinet, extractor fan.

Outside

There are pleasant and well tended communal gardens surrounding the development with car parking and garage (No 10) en bloc close to the property.

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 (01/08/1969) with 944 years remaining, service charge is £2,860 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 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.

Council Tax

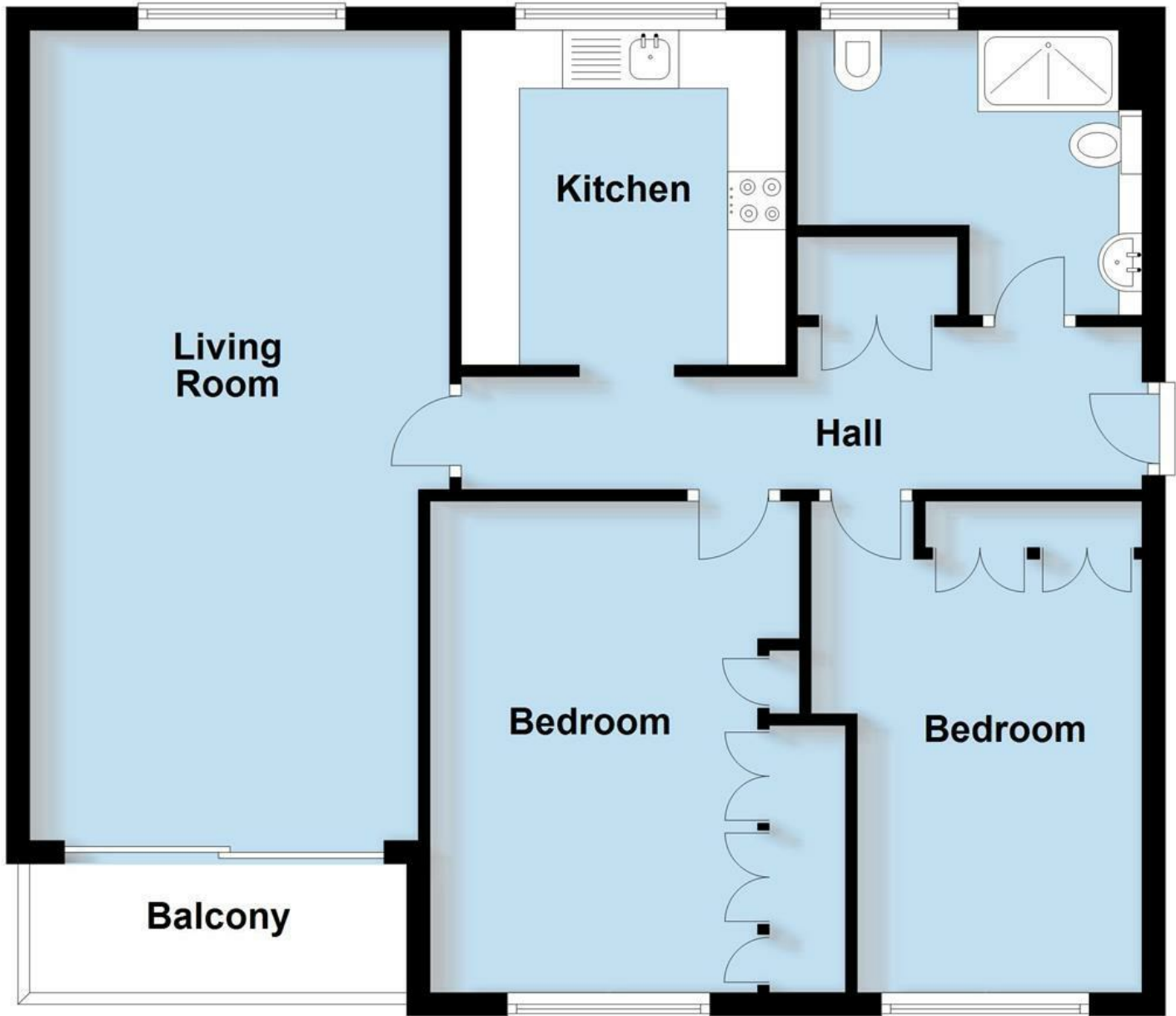
Council Tax Band C.

Location

4th Floor
CV31 3NL

Fourth Floor

Approx. 74.7 sq. metres (803.6 sq. feet)



Total area: approx. 74.7 sq. metres (803.6 sq. feet)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
England & Wales	EU Directive 2002/91/EC

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