

Your Property - Our Business

ehB
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

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

01926 881144

ehbresidential.com

Also at: 17-19 Jury Steet, Warwick, Warwickshire, 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.