

ehB
RESIDENTIAL

Your Property - Our Business



28 Manor Court, Avenue Road, Leamington Spa



A first floor purpose built apartment within highly regarded South Leamington Spa development, providing well proportioned two bedroomed accommodation, with garage and some scope for improvement.

Manor Court

Is a popular 1960's purpose built development of self-contained apartments conveniently sited within easy reach of the town centre and all amenities and a short walk from the local railway station. This particular development has consistently proved to be very popular.

ehB Residential are pleased to offer 28 Manor Court, which is an opportunity to acquire a well proportioned first floor apartment, providing two bedroomed accommodation

which includes garage and requires some modernisation/improvement. The property is offered with IMMEDIATE VACANT POSSESSION and no upward chain. Inspection recommended.

In detail the accommodation comprises:-

Communal Entrance Hall

With staircase and lift leading to the...

Entrance Hall

With intercom system, night storage heater and connection, coving to ceiling, double built-in cloaks cupboard, hanging rail, cupboard over.

Lounge/Dining Room

23'1" x 11'10" (7.04m x 3.61m)

Having windows to two aspects, with picture window and French door to balcony with balustrade, two night storage heaters and connections, TV point, wall light points.

Kitchen

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

With range of base cupboard and drawer units and work surfaces, double drainer stainless steel sink unit, tiled splashback, matching range of high level cupboards with appliance space, plumbing for automatic washing machine and electric cooker point.



Bedroom

13'9" x 9'4" (4.19m x 2.84m)

With double built-in wardrobe, hanging rail, shelf, cupboard over, coving to ceiling.

Bedroom

10'4" x 13'8" (3.15m x 4.17m)

Having windows to two aspects, double built-in wardrobe, hanging rail, cupboard over, coving to ceiling.

Bathroom/WC

9'10" x 7'10" (3m x 2.39m)

Comprising panelled bath, wash hand basin, low flush WC, half tiled walls and shower area with Triton shower unit and shower rail, airing cupboard with lagged cylinder and immersion heater, chrome heated towel rail.

Outside

There are pleasant communal gardens surrounding the development and non-designated car parking, visitors parking facility and garage (No 16) located en-bloc close to the property with up-and-over door.

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 with 944 years remaining (from 1969), being with a share of the freehold, service charge is £2,860 per annum and there is no ground rent. 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

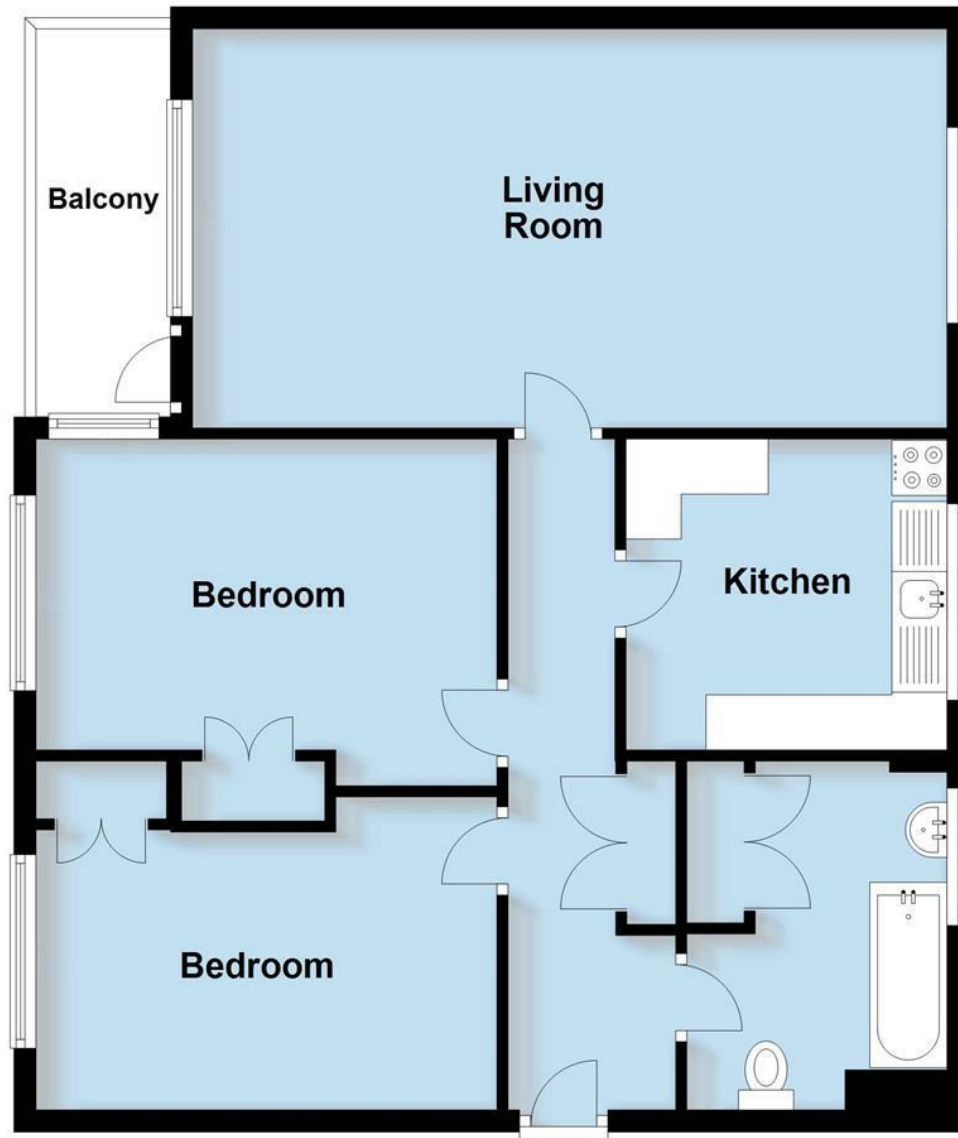
Council Tax Band C.

Location

First Floor
CV31 3NL

First Floor

Approx. 75.7 sq. metres (814.3 sq. feet)



Total area: approx. 75.7 sq. metres (814.3 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 •
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- Land and New Homes Agents •

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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