





A larger than average spacious one bedroom converted apartment set within this convenient and popular development, situated close to the town centre.

Briefly Comprising;

Communal entrance hall and staircase, private entrance vestibule, inner hallway with store cupboard, spacious through living/dining/kitchen with integrated appliances, spacious double bedroom with built in wardrobe, white fitted bathroom, electric heating, double glazing. allocated parking space. NO CHAIN

The Manor House comprises of a popular development within easy walking distance of the town centre, local parks and railway station. This particular apartment benefits from being on the first floor with views overlooking the lawned communal gardens to the front and has spacious living accommodation. Particularly noted is

the large open plan through living/dining/kitchen and the spacious bedroom. In recent times apartments within this development have proven to be popular. Viewing highly recommended.

The Property

Is approached from the rear of the building via a communal entrance door with entry phone point, giving access to

Communal entrance hallway

communal entrance hallway and staircase rising to communal first floor landing.

Private Entrance Vestibule

With double glazed multipaned style window to rear elevation and door through to inner hallway.

Inner Hallway

With entry phone video point, electric timed panel heater, door to

useful store cupboard housing fuse box and Gledhill Pulsacoil 2000 electric hot water tank, timber paneled doors to all accommodation.

Through Living/Dining/Kitchen

27'2" x 13'3" max (8.28m x 4.04m max)

Being open plan and yet forming distinctive areas.

Living/Dining Area

With double glazed timber frame sash window to front elevation over looking lawn frontage, two electric Dimplex timed panel heaters.

Kitchen Area

Fitted with a range of timber look fronted wall and base units with concealed fridge-freezer, inset four point Smeg electric hob with stainless Whirlpool oven below and Smeg filter hood over and



stainless splashback, sink drainer unit with mixer tap, door to built in washer/dryer, further door concealing Beko dishwasher, contrasting working surface with stainless upstands, two timber framed double glazed sash windows to rear elevation.

Bedroom

10'4" x 15'9" (3.15m x 4.80m)

With timber framed double glazed sash window to front elevation, Dimplex electric timed wall panel heater, opaque glazed sliding doors to built in wardrobe with hanging rail and shelf.

Bathroom

Fitted with a white suite to comprise low level WC with concealed cistern, circular wash hand basin with mono mixer, bath with wall mounted shower and control, mosaic style splashback tiling with decorative border tile, radiator towel rail, down lighter points to ceiling, obscure double glazed timber frame window to rear elevation.

Outside

The Manor House is set in communal grounds and gardens, bin storage.

Parking

This particular property benefits from an allocated parking space which is located towards the front of the development and numbered 16???

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 125 year lease (01/12/2004) with 104 years remaining, service charge is £1794 per annum and ground rent is £425.78 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

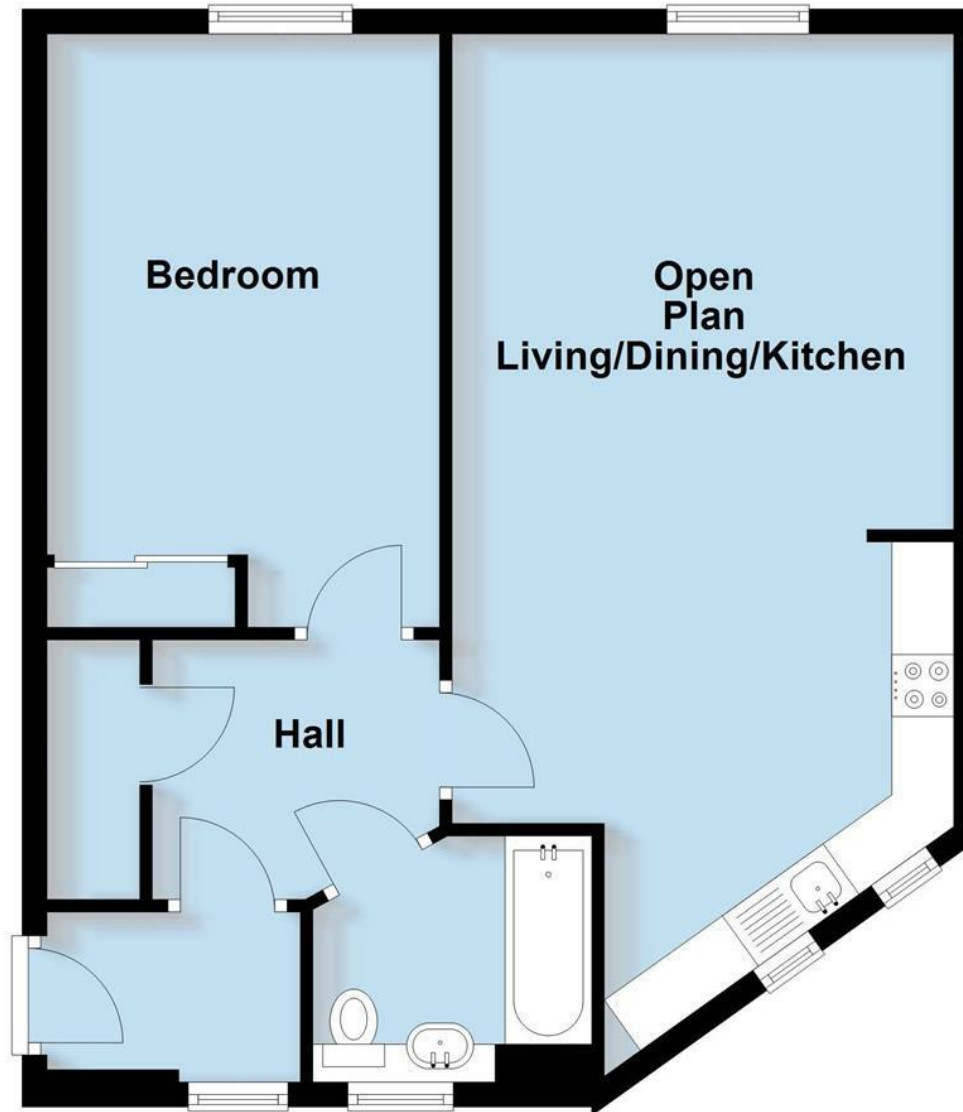
All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band B.

First Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		61
(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