



17 Hanover Gardens, Upper Holly Walk, Leamington Spa, CV32 4JW

An outstanding opportunity to acquire a well proportioned ground floor apartment, providing gas centrally heated two bedroomed accommodation in this purpose-built development, requiring some modernisation and improvement. Ideal for the investor or first time buyer.



17 Hanover Gardens Upper Holly Walk Leamington Spa CV32 4JW

Hanover Gardens, Upper Holly Walk

Is a popular and established 1960's built development of self-contained apartments, being conveniently sited within walking distance of the town centre and all amenities. Close to nearby Newbold Comyn and convenient for access to the local railway station. This particular development has consistently proved to be very popular.

ehB Residential are pleased to offer 17 Hanover Gardens, which is an opportunity to acquire a particularly well proportioned ground floor apartment, providing gas centrally heated two bedroomed accommodation which does require some improvement and cosmetic refurbishment. The property is pleasantly situated within the development and is offered with IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

Communal Entrance Hall

Leads to the...

Private Entrance Hall

With radiator, cloaks cupboard and timber panelled entrance door.

Lounge

13' x 12'6" (3.96m x 3.81m)

With tiled fireplace feature and hearth, with mantle, gas fire and connection, TV point, radiator, dado rail, coving to ceiling, wall light points.

Kitchen

9'3" x 6'9" (2.82m x 2.06m)

With range of base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven and hob unit, appliance space, plumbing for automatic washing machine, radiator and wall mounted gas fired central heating boiler and programmer.

Bedroom

12'7" x 10'4" (3.84m x 3.15m)

With radiator.

Bedroom

12'6" x 8' (3.81m x 2.44m)

With range of built-in wardrobes, mirrored sliding doors, radiator.

Bathroom/WC

8' x 6'6" (2.44m x 1.98m)

With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splashbacks, shower area, Triton shower unit and folding shower screen, radiator, laminate floor.



Outside

There are communal grounds to the front and rear of the property, drying area and useful private store.

Parking

With non-designated car parking facility.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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 years lease (14/11/1959), with 933 years remaining, service charge is £1,000 per annum and ground rent is £10 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

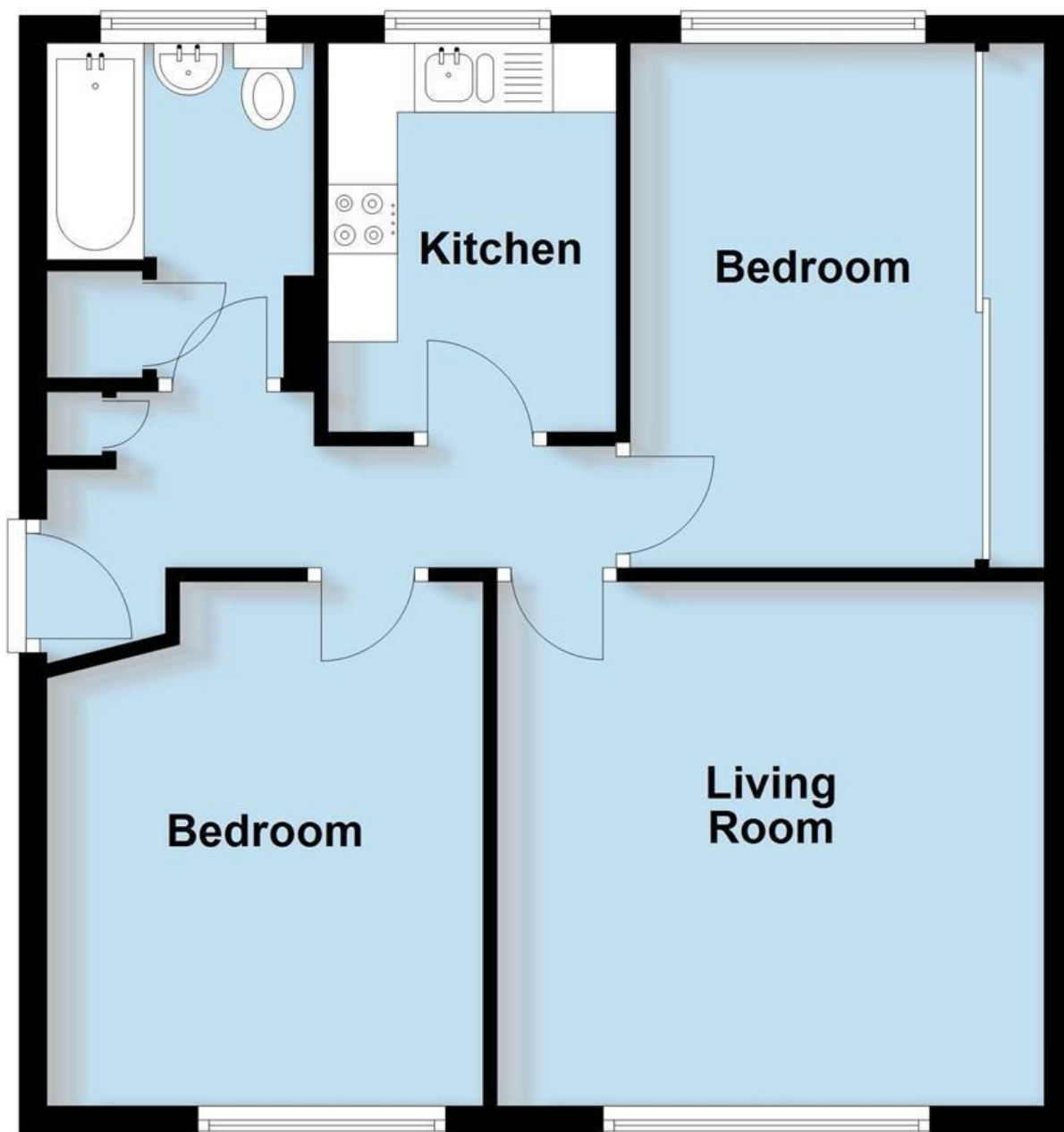
Council Tax Band B.

Location

Ground Floor
17 Hanover Gardens
Upper Holly Walk
Leamington Spa
CV32 4JW

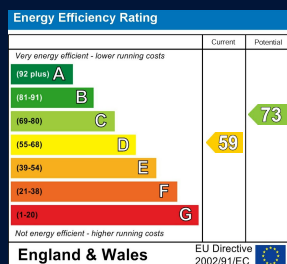
Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)

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



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.