



## Flat 10 Thornton House, Kenilworth Road, Leamington Spa, CV32 6JD

A well maintained and improved first floor apartment situated in this well regarded North Leamington Spa location. The property provides well proportioned two bedroom two bathroom accommodation, featuring an impressive open plan living kitchen arrangement with appliances.





## Flat 10 Thornton House Kenilworth Road Leamington Spa CV32 6JD

### Thornton House

Is situated on the junction of Kenilworth Road and Lillington Avenue and is a high quality development of self contained apartments of varying sizes, originally converted in 2004. The development is conveniently sited within easy reach of the town centre and all amenities, schools for all grades and recreational facilities. Since its inception the development has proved very popular.

### The Property

Is a particularly well proportioned first floor apartment which has recently been subject to improvements, including a refitted en-suite shower / WC of note. The property provides two double bedrooms and an impressive open plan living kitchen arrangement which is particularly noteworthy. The property includes sealed unit double glazing and electric heating. IMMEDIATE VACANT POSSESSION.

In further detail the accommodation comprises:-

### Communal Entrance Hall

With tiled floors, staircase and intercom system leads to...

### Private Entrance Hall

With access to roof space, downlighters, wood flooring, electric radiator, coving to ceiling, utility cupboard with plumbing for automatic washing machine.

### Open Plan Lounge/Dining Kitchen

19'6" x 12'9"

With wood flooring, electric radiator, coving to ceiling, downlighters, lampstand lighting and BT broadband connection available.

### Kitchen Area

12'9" x 5'3"

With an extensive range of cream faced base cupboard and drawer units with complementary Corian work surfaces, integrated sink unit, three quarter height unit incorporating a new fridge/freezer, matching range of high level cupboards, built-in AEG oven, microwave, four ring ceramic hob unit with extractor hood over and dishwasher.

### Bedroom One

13'7" x 8'10"

With double built-in wardrobe, hanging rail, shelf, electric radiator, coving to ceiling, downlighters.

### En-Suite Bathroom/WC

7'9" x 8'3" (2.36m x 2.51m)

With oversized tiled shower cubicle with integrated shower unit, tiled floor, low flush WC with concealed cistern, wash hand basin with mixer tap, chrome heated towel rail, downlighters, extractor fan.



#### Bedroom Two

14'11" max to inc w'robe x 9'8" (4.57m max to inc w'robe x 2.97m)

With windows to two aspects, double built-in wardrobe, hanging rail and shelf, coving to ceiling, downlighters and electric radiator.

#### Refitted En-Suite Shower Room/WC

6'9" x 6'7" (2.06m x 2.01m)

With tiled shower cubicle with integrated shower unit, wall hung wash hand basin with mixer tap, low flush WC with concealed cistern, tiled floor and splashbacks, chrome heated towel rail.

#### Outside

There is a walled car parking facility with designated parking space.

#### Tenure

The property is understood to be leasehold being with a share of the freehold, although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (01/01/2014), with 987 years remaining, service charge is £2,926 and ground rent is £0. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are believed to be connected to the property, including Virgin Media 350Mb broadband, 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  
Thornton House  
Kenilworth Road  
Leamington Spa  
CV32 6JD





Total area: approx. 68.4 sq. metres (736.7 sq. feet)

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

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