



4 Cranleigh Court, High Street, Cubbington, CV32 7LZ

A well maintained ground floor apartment, providing very well proportioned one bed roomed accommodation featuring refitted kitchen, bathroom and garage en-bloc, in this well regarded village development.

**** INCLUDING LEASE EXTENSION - See Tenure for more details ****



4 Cranleigh Court High Street Cublington CV32 7LZ

[Cranleigh Court, High Street, Cublington](#)

Is a purpose built 1960's development of self-contained apartments ideally sited close to the centre of Cublington village and all amenities including shops, schools and recreational facilities, properties in this particular development have consistently proved to be very popular.

ehB Residential are pleased to offer 4 Cranleigh Court, which is an opportunity to acquire a well maintained ground floor apartment, providing particularly well proportioned one bedroomed accommodation, which includes upvc framed sealed unit double glazing, electric heating and features a refitted kitchen with appliances, well fitted bathroom and garage located en-bloc to the rear of the property. The property is offered with IMMEDIATE VACANT POSSESSION and will be sold with the benefit of an extended lease.

In detail the accommodation comprises:-

[Ground Floor](#)

[Communal Entrance Hall](#)

With intercom system leads to the...

[Spacious Entrance Hall](#)

With coving to ceiling, airing cupboard with lagged cylinder and immersion heater, intercom system.

[Lounge](#)

18'7" x 10'6" (5.66m x 3.20m)

With two night storage heaters and connections, glazed brick screen feature to kitchen, coving to ceiling, TV point.

[Refitted Kitchen](#)

10'4" x 9'7" (3.15m x 2.92m)

With a range of base cupboard and white faced base cupboard and drawer units, complimentary rolled edge work surfaces and returns, inset single drainer one and a half bowl stainless steel sink unit and high level cupboards, built-in fridge freezer, double oven, four ring ceramic hob unit with extractor hood over, dishwasher and washing machine, pantry cupboard.

[Bedroom](#)

14'6" x 8'6" (4.42m x 2.59m)

With night storage heater and connection, range of built-in wardrobes with hanging rails, cupboards over.

[Bathroom/WC](#)

5'6" x 5'9" (1.68m x 1.75m)

Being tiled with tiled floor, with white suite comprising panelled bath, pedestal basin and low flush WC, electric shower unit with shower rail and curtain.



Outside

There is a communal car parking facility to the front of the property, communal garden, principally laid to lawn to the rear and...

Garage

16' x 8' approximately (4.88m x 2.44m approximately)
Garage situated en-bloc close to the property.

Special Notes

Please note the property will be sold with the benefit of an extended lease. Further details available upon request.

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 currently be 78 years remaining on the lease (25/03/1978), service charge is £1,500 per annum and ground rent is £100 per annum rising to a maximum of £150. Please verify this information with your legal advisers. ** The lease will be extended to 215 years commencing 1978 ** 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

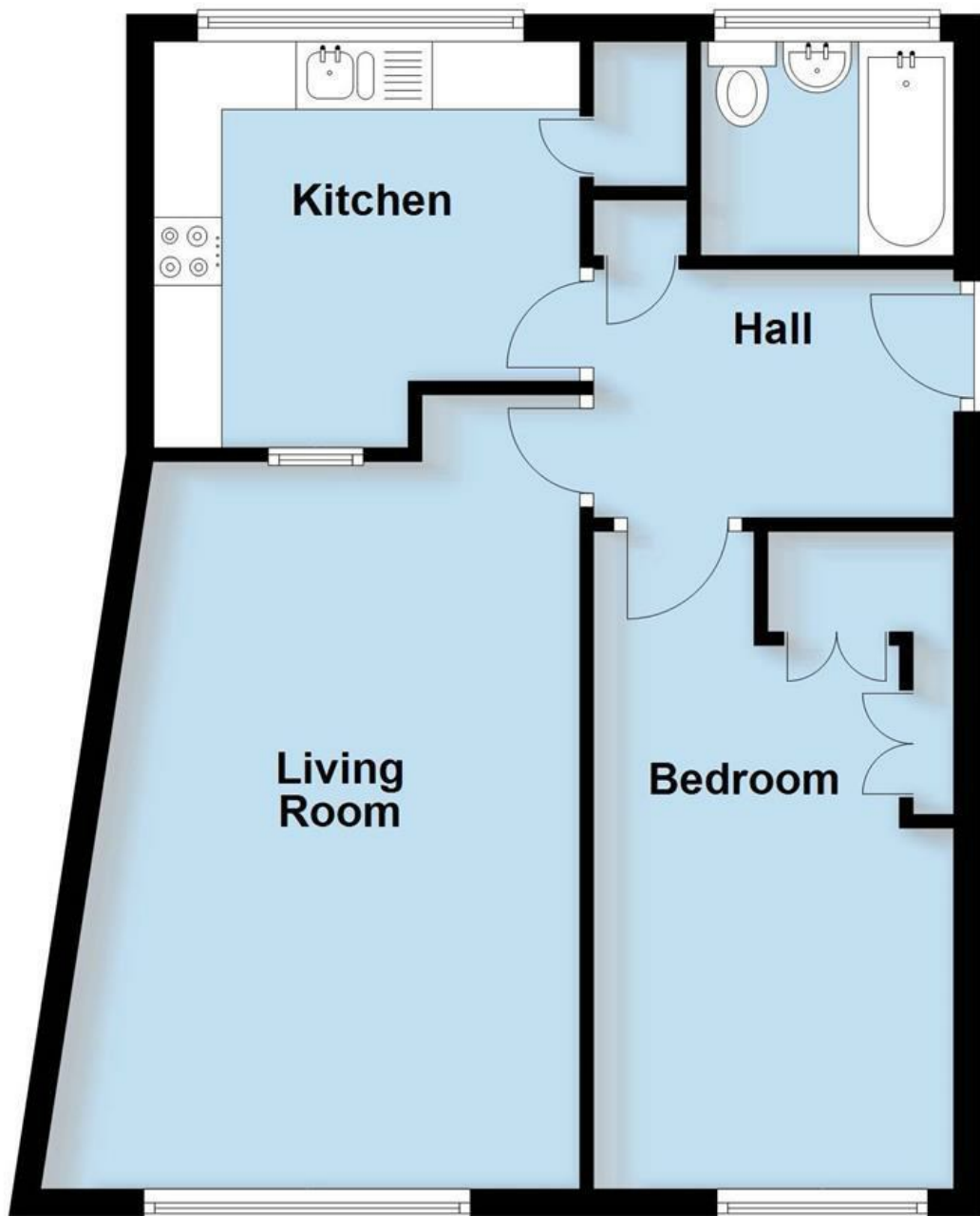
appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Ground Floor
4 Cranleigh Court
High Street
Cublington
Leamington Spa
CV32 7KQ

Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



Total area: approx. 51.9 sq. metres (558.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



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