

Your Property - Our Business

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RESIDENTIAL



The Manor House, Leamington Spa

A well maintained second floor apartment providing well proportioned two bedrooomed accommodation including en-suite facility to master bedroom and featuring a pleasant open plan living kitchen arrangement with extensive views in a highly regarded south Leamington Spa development.

£275,000



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£275,000

The Manor House

Is a conversion of the original Manor House Hotel with substantial modern extension providing a variety of self contained apartments of varying sizes conveniently situated within easy walking distance of the town centre and all amenities including shops, schools, recreational facilities and a short walk from the local railway station. The development features secure gated access with allocated car parking and has proved very popular in recent years.

The Property

Is a particularly well maintained second floor apartment providing two bedroomed accommodation, the master bedroom featuring an en-suite facility and includes a pleasant open plan lounge/dining/kitchen arrangement with views over

the town. The property has been maintained to a good standard throughout and the agents consider internal inspection to be highly recommended.

In further detail the accommodation comprises:-

Communal Entrance Hall

With intercom system, lift and staircase, leads to...

Spacious Private Reception Hall

With electric wall mounted radiator, down lighters, video entry system and large walk in boiler cupboard containing electric boiler.

Open Plan Lounge/Dining/Kitchen

18'6" x 12'6" (5.64m x 3.81m) With windows to two aspects with views over Leamington Spa, part laminate wood flooring, down lighters.

Kitchen Area

Incorporates a range of base cupboard and drawer units with complementary work surfaces, tiled splash backs, high level cupboards, built in fridge/freezer and three quarter height unit, Smeg stainless steel oven and four ring hob unit, stainless steel splash back, extractor, inset single drainer stainless steel sink unit with mixer tap, built in dishwasher and washing machine, dimmer switch, TV point, electric wall mounted radiator.



Master Bedroom

11'6" x 15'max 11' min (3.51m x 4.57m 3.35m min) With double built in wardrobe, hanging rail and shelf, glazed panel sliding doors.

En-Suite Shower Room/WC

With tiled shower cubicle with integrated shower unit, wash hand basin with mixer tap, low flush WC with concealed cistern, fitted mirror, electric heated towel rail, down lighters.

Bedroom Two

12'9" x 9'6" (3.89m x 2.90m) With electric wall mounted radiator, fitted shelves.

Bathroom/WC

7' x 5'6" (2.13m x 1.68m) With panelled bath with tiled splash back and shower area, shower screen and integrated shower unit, low flush WC with concealed cistern, wash hand basin with mixer tap, fitted mirror, electric heated towel rail, down lighters, extractor fan.

Outside

The property includes a designated car parking space and the development is surrounded by pleasant communal grounds.

Tenure

The property is held on a leasehold arrangement with further details on request.

Services

All mains services are believed 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

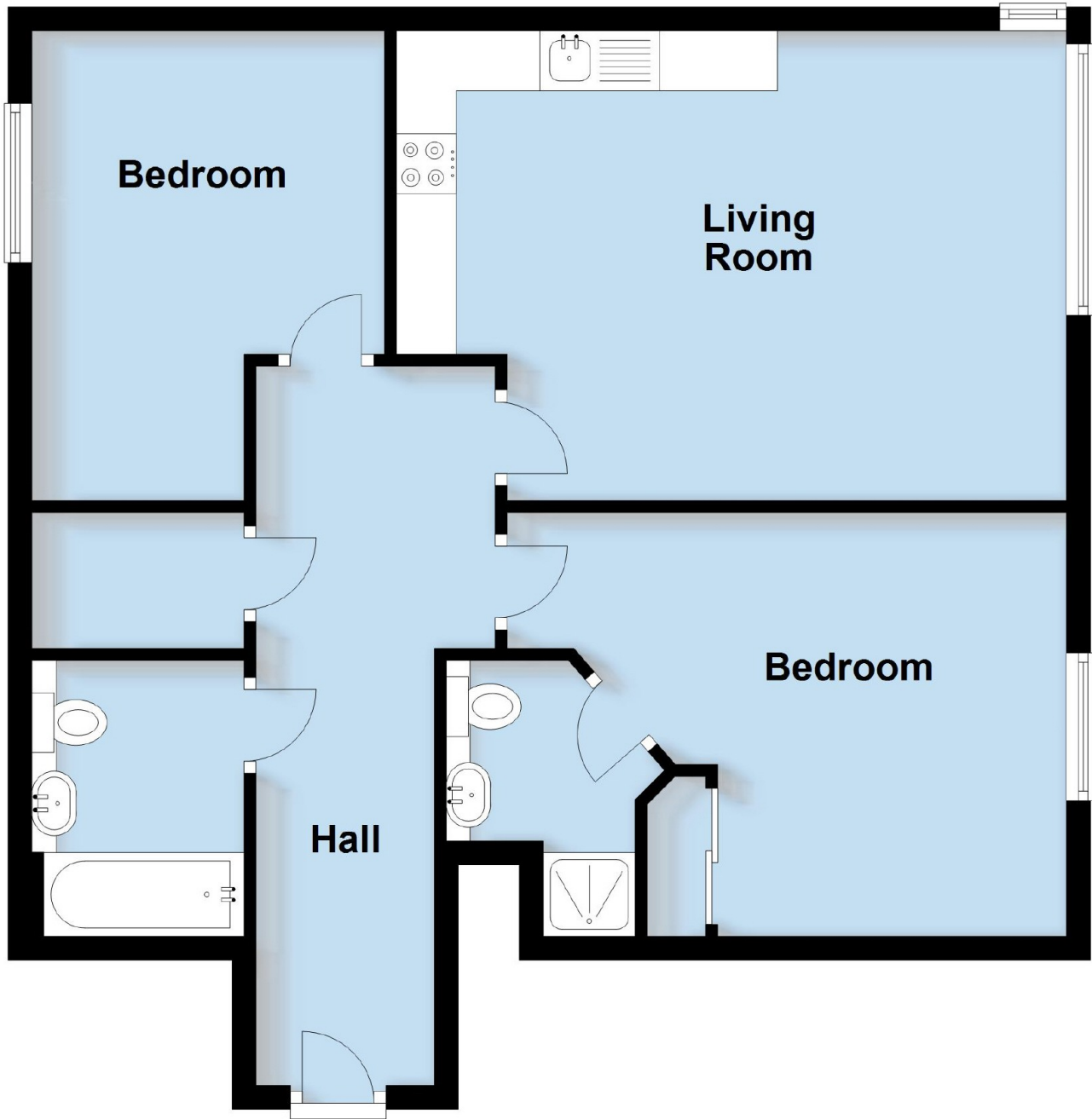
Proceeding south from our office via Dale Street and onto Adelaide Road, take the left hand turn into Avenue Road whereupon The Manor House will be found located on the left hand side.

The Manor House

Avenue Road
Leamington Spa
CV31 3ND

Second Floor

Approx. 67.6 sq. metres (727.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.7 sq. feet)

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

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