

Peter Clarke



17 Finings Court, The Maltings, Leamington, Warwickshire, CV32 5FG

17 Finings Court, The Maltings, Leamington Spa,



Floor Plan

Floor area 91.1 m² (981 sq.ft.)

TOTAL: 91.1 m² (981 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Attractive Award Winning Development
- Prime North Leamington Location
- Two Bedrooms
- En-Suite To Principle Bedroom
- Family Bathroom
- Spacious Living/Dining Room
- Generous Kitchen
- Allocated Parking
- EPC Rating D
- NO FORWARD CHAIN



Offers In Excess Of
£285,000

An incredibly spacious and delightfully positioned 1st floor, 2 bedroom apartment, located in this award winning and sought after development, situated within easy reach of Leamington town centre and its fantastic amenities. Having generous interior accommodation comprising entrance hall, open plan living and dining room measuring 28' max, a spacious kitchen, family bathroom, principal bedroom with ensuite bathroom and fitted wardrobes and a further bedroom. In addition the property also boasts a useful and private loft storage area. Outside there are two allocated parking spaces, one of which is covered with additional visitor parking located to the front of the building. The property is well maintained and is positioned within the development in beautifully kept communal grounds.

Hall

Accessed from the communal landing the hall provides access to all rooms and benefits from a useful storage cupboard.

Kitchen

A well proportioned kitchen comprising a range of wall and base mounted units with contrasting worktops over and having an inset sink and drainer, electric oven, gas hob and space for washing machine and dishwasher. In addition there is also space for a fridge freezer, a useful service hatch to the dining area and a double glazed window.

Living & Dining Room

The incredibly spacious reception room measures a max of 28' and provides ample space for both living and dining room furniture and benefits from dual aspect double glazed windows and a useful service hatch from the kitchen.

Bedroom One

A generous double room with dressing area offering two large double fronted wardrobes and having dual aspect double glazed windows.

En-Suite Shower Room

Comprising a four piece suite with low level W.C, bidet, wash hand basin and panelled bath with shower over. The picture is completed with tiling to all splash back

areas, central heated radiator and double glazed window.

Bedroom Two

Another well sized bedroom having an interesting dual aspect double glazed window.

Family Bathroom

The spacious family bathroom comprises a four piece suite with low level W.C, bidet, wash hand basin and panelled bath with shower over, having tiling to all splashbacks a central heating radiator and double glazed window.

General Information

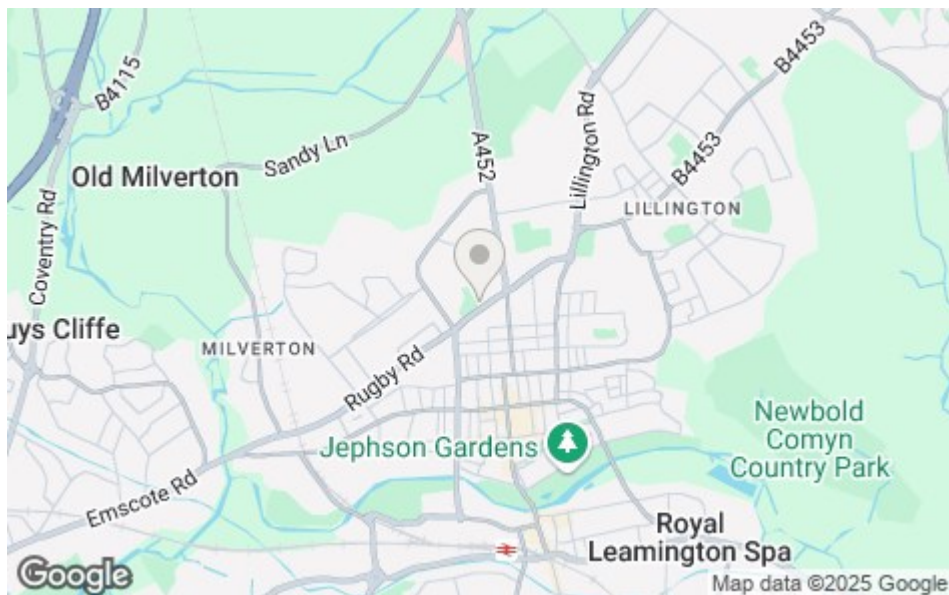
TENURE: The property is understood to be leasehold with a lease length of 962 years This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.







COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

Annual Service Charge Payable £923.35 Per Annum



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

