

1 CLAVERDON HOUSE

Guide Price £725,000
(other fees apply)



It can only be Audley.



This spacious 2 bedroom apartment with high ceilings and period features is located on the ground floor of Claverdon House. There is a private garden accessed from both the front and kitchen door. The spacious living room has dual aspect windows and the well planned Siematic Kitchen is fitted with Neff and Bosch appliances and leads to a dining room.

The main bedroom benefits from built in wardrobes and the second double bedroom is a flexible space which can be used as an office if required. The main bedroom has an ensuite wetroom and there is a separate guest bathroom.

The apartment is well presented throughout and there is a parking space available if required. Easy access to Binswood Hall Leamington town centre.

Key Features:

- Spacious well laid out ground floor apartment with two double bedrooms and a dining room
- Exclusive use of private garden area.
- Good condition throughout,
- Featuring Villeroy & Boch sanitaryware in the ensuite wetroom and separate guest bathroom
- Modern Siematic kitchen with Neff appliances
- Car parking space available if required

Fees

Monthly management fee £1,158.03

Annual ground rent £500

Parking: £145.36

Bistro credit: £85.79

Council Tax Band: C **Tenure:** Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office.

01926 339 484 binswoodsales@audleyvillages.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Internal Measurements

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

Living Room	6.85m x 5.10m	22'6" x 16'9"
Kitchen	2.92m x 2.83m	9'7" x 9'3"
Dining Room	3.13m x 2.98m	10'3" x 9'9"
Bedroom 1	4.01m x 3.10m	13'2" x 10'2"
Bedroom 2	4.57m x 2.87m	15' x 9'5"
TOTAL	1337 Sq Ft	

