

## MANOR HOUSE, LEAMINGTON SPA CV31 3ND



**A WELL PRESENTED TWO BEDROOM APARTMENT WITH NO CHAIN.**

- GROUND FLOOR APARTMENT
  - PRIVATE ENTRANCE
  - TOWN CENTRE LOCATION
  - TWO DOUBLE BEDROOMS
- ONE ALLOCATED PARKING SPACE
- SECURE GATED DEVELOPMENT
  - NO CHAIN
- OPEN PLAN RECEPTION AREA
  - EN-SUITE AND BATHROOM
  - CLOSE TO TRAIN STATION

**2 BEDROOMS**

**OFFERS IN EXCESS OF £260,000**

A delightful and well presented ground floor two bedroom apartment located in central Leamington Spa, walking distance to the train station and the Parade. Internal viewing highly recommended.

This flat benefits from a master bedroom with a dressing area and En-suite bathroom, a further double bedroom with a shower room. Gated secure entrance and own personal front door.

This apartment is coming to the market with NO ONWARD CHAIN.

### Front

The property benefits from the use of it's own private front door. One allocated secure parking space, gated development. Green spaces around the development for use by residents.

### Open Plan Living/Dining/Kitchen 13'11" x 24'10" widest points (4.26 x 7.57 widest points)

A personal front door leads straight into the open plan living, dining and kitchen area. Large windows to the front elevation bringing in loads of natural light. A fully fitted kitchen offering several wall and floor units great for storage complete with integrated appliances, washer dryer, dishwasher, fridge and freezer, double oven, hob and extractor. Amtico/Karndean flooring throughout, blinds and neutral decor.

### Master Bedroom 13'2" x 16'2" widest points (4.03 x 4.94 widest points)

Carpeted throughout with built-in wardrobes and a window to front elevation.

### Dressing Area 6'11" x 5'1" (2.11 x 1.55)

With built-in wardrobes, door leading to the En-suite.

### En-Suite 6'6" x 6'11" (2.00 x 2.11)

Amtico/Karndean flooring, fitted white suite comprising of a low level WC, wash hand basin with mirror above, bath with shower over and a heated towel rail.

### Inner Hallway 6'5" x 4'10" (1.97 x 1.49)

With storage cupboard housing the immersion heater and doors leading to the 2nd bedroom and bathroom.

### Bedroom Two 10'0" x 10'7" (3.07 x 3.24)

Carrpet throughout compete with built-in wardrobes and a window to front elevation.

### Shower Room 7'1" x 3'10" widest points (2.18 x 1.19 widest points)

Fitted white suite complete with shower cubicle, pedestal wash hand basin with mirror above, low level WC and a heated towel rail. Amtico/Karndean throughout.

### Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

### Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

### Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tenure**

The property is leasehold and has 125 years remaining from December 1st 2004. £240.16 per quarter and ground rent £425.78 per annum.

**Tax Band**

Council Tax Band "C" from Warwick District Council. We understand the property has a water meter.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123

















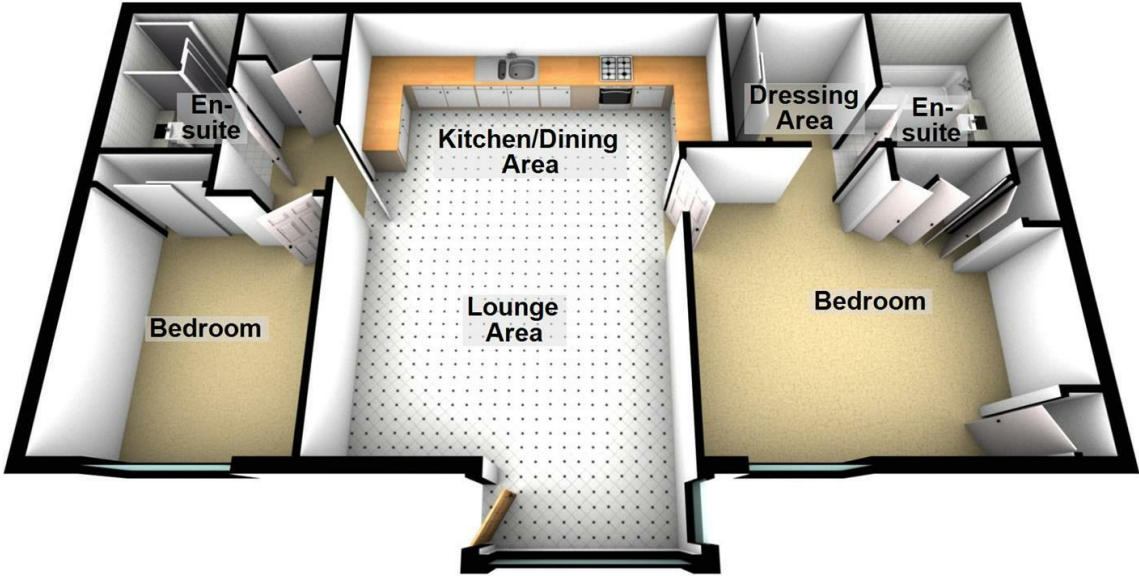








Ground Floor



Total area: approx. 81.7 sq. metres (879.2 sq. feet)

