

## MANOR HOUSE, LEAMINGTON SPA CV31 3ND



A TWO DOUBLE BEDROOM APARTMENT IN THE PRESTIGIOUS COMPLEX OF MANOR HOUSE.

- **Town Centre Apartment**
  - **Allocated Parking**
    - **Lift Access**
    - **Master En-Suite**
  - **Further Double Bedroom**
  - **Available August 2026**
  - **Restriction: No pets**
    - **EPC: 77(C)**
- **IDEAL FOR TWO SHARERS**

**2 BEDROOMS**

**£1,300 PCM**

An impressive apartment with sensational views over Leamington Spa. The property provides spacious two bedroom and two bathroom accommodation including open plan lounge dining kitchen arrangement with fully fitted kitchen with appliances. The property also includes secure allocated car parking facility which is unusual for this particular development.

Manor house has a lift and secure intercom system.

We recommend viewing immediately for anyone looking for a property within walking distance of the town centre or train station.

Available in August.

### **Front**

Manor House is accessed via a secure entry code gated system, which allows access to the communal areas and allocated parking.

### **Entrance Hallway**

Providing access to all rooms, with spotlights to ceiling, smoke alarm and telecom phone system to wall. Added advantage of two storage cupboards.

### **Lounge/Kitchen 17'1" x 14'11" (5.21 x 4.55)**

With two dual aspect double glazed windows to both sides, two storage heaters, light points and spotlights to ceiling, breakfast island bar with storage, sink, integrated oven and hobs with extractor. Integrated fridge and freezer, integrated dishwasher and washing machine. Kitchen worktop with multiple storage cupboards above and below.

### **Bedroom One 12'5" x 9'9" (3.81 x 2.99)**

With double glazed window to side aspect, carpet, storage heater and light point to ceiling.

### **En-Suite 7'8" x 5'6" (2.35 x 1.70)**

With walk in shower, spot lights to ceiling, wall mounted heated towel rail, sink, low level WC and double glazed window to side.

### **Bedroom Two 15'5" x 13'9" (4.70 x 4.20)**

With double glazed window to side aspect, storage heater, carpet and light point to ceiling.

### **Bathroom 7'6" x 5'6" (2.30 x 1.70)**

With spotlights to ceiling, sink, low level WC, bath with shower and wall mounted heated towel rail.

### Lettings Disclaimer

Whilst we endeavour to make our 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 landlord 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 before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings 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.

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### Holding Deposit

One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)



**Floor Plan**

Floor area 70.0 sq. m. (753 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(39-48) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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